

DOUGLAS COUNTY, NV

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2024-1004787

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LAW OFFICES OF S. RICHARD LEVIN

SHAWNYNE GARREN, RECORDER

This Document Was Prepared by:

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NEVADA QUIT CLAIM DEED

This QUIT CLAIM DEED, made this 2ndth day of April, 2021, by 1862, LLC, a Nevada limited partnership, whose address is 9654 North Kings Highway, Suite 101 Myrtle Beach, SC 29572, hereinafter called the "Grantor(s)", to Michele Carroll and Donald Carroll, wife and husband, whose address is 534 Buckeye Springs St., Coalinga, CA 93210 hereinafter called the "Grantee(s)";

Witnesseth: That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, and quitclaims unto the Grantee(s), all that certain land situated in Douglas County, Nevada, described and set forth on the attached "Exhibit A".

1862 LLC

Grantor

9654 N. Kings Hwy, Suite 101

Myrtle Beach, SC 29572

Address (City, State, and ZIP)

(727) 202-9844

Phone Number

Michele Carroll and

Donald Carroll

Grantee

534 Buckeyes Springs St.

Coalinga, CA 93210

Address (City, State, and ZIP)

(559) 360-0261


Phone Number

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this instrument on the day and year first above written.

GRANTOR:

1862, LLC, a Nevada limited partnership

By: 
S. Richard Levin, Authorized Representative

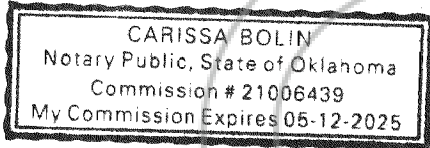
STATE OF SOUTH CAROLINA)
COUNTY OF HORRY) ss:

The foregoing instrument was acknowledged before me on February 12th, 2024, by S. Richard Levin, an Authorized Representative of 1862, LLC, a Nevada limited liability company, who is personally known to me or has produced identification satisfactory to me.



(AFFIX NOTARIAL SEAL)

By:
Notary Public
My commission expires: 5/12/2025



“EXHIBIT A”

Building:

1862 David Walley’s Hot Springs Resort
2001 Foothill Road
Douglas County, Genoa, NV 89411

Unit 26, Week 30, of Every Odd Year Usage



LEGAL DESCRIPTION

Those time share intervals set forth on the attached Schedule A with respect to land described below;
The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

PARCEL A:

A parcel of land located within a portion of the West one-half of the Southeast one-quarter (W1/2SE1/4) of Section 15 and the West one-half of the Northeast one-quarter (W1/2NE1/4) of Section 22, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the one-quarter corner common to Sections 15 and 22, T.13N., R19.E., M.D.M., a found 1985 BLM brass cap as shown on the Record of Survey for David Walley's Resort, a commercial subdivision, recorded April 29, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 540898; thence along the north-south centerline of said Section 15, North 00°03'48" West, 1322.57 feet to a found 2" iron pipe, no tag; thence North 86°52'39" East, 249.87 feet to a point on the easterly right-of-way of Foothill Road, the northwest corner of Remainder Parcel as shown on said Record of Survey, the POINT OF BEGINNING; thence along the boundary of said Remainder Parcel the following courses: thence continuing North 86°52'39" East, 4.38 feet to a found fence post, no tag, per Deed recorded February 28, 1977 in the office of Recorder, Douglas County, Nevada in Book 277, at Page 1249; thence South 89°20'43" East, 1064.63 feet; thence South 00°04'09" West, 2621.92 feet to a point on the north-south 1/16 line of the Northeast one-quarter of said Section 22; thence South 89°11'10" West, 1178.84 feet to a found 1/2" rebar, no tag, a point on said easterly right-of-way of Foothill Road; thence along said easterly right-of-way along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 1240.00 feet, central angle of 02°22'15", arc length of 51.31 feet, chord bearing North 05°40'39" East, and chord distance of 51.31 feet; thence North 04°29'31" East, 313.93 feet; thence along the arc of a curve to the right having a radius of 1160.00 feet, central angle of 24°21'00", arc length of 492.99 feet, chord bearing North 16°40'01" East, and chord distance of 489.28 feet; thence North 28°50'31" East, 265.21 feet; thence along the arc of a curve to the left having a radius of 1240.00 feet, central angle of 54°31'00", arc length of 1179.85 feet, chord bearing North 01°35'01" East, and chord distance of 1135.85 feet; thence North 25°40'29" West, 499.42 feet to the POINT OF BEGINNING.

Excepting from Parcel A those parcels shown as Parcels B and C.

Also shown as Remainder on the Record of Survey for David Walley's Resort, a Commercial Subdivision filed for record with the Douglas County Recorder on August 6, 2009 as Document No. 748397, Official Records, Douglas County, Nevada.

Together with the Rights reserved in that certain Access Easement and Relocation deed recorded May 26, 2006 in Book 0506, Page 10729 as document No. 676008 of the Official Records of Douglas County, Nevada, and including the permanent non-exclusive easement rights granted therein.

Together with the Rights reserved in that certain Access Easement deed recorded July 26, 2006 in Book 0706, Page 9371 as Document No. 680633 of the Official Records of Douglas County, Nevada, and including the permanent non-exclusive easement rights granted therein.

Together with those beneficial easements created by that certain Indenture, Easement and Restrictive Covenant Agreement recorded December 30, 2008 in Book 1208, Page 5732 as Document No. 735142, Official Records of Douglas County, Nevada.

The above metes and bounds legal description appeared previously in an instrument recorded November 2, 2018 as Document No. 2018-921753.

APN: 1319-15-000-034

PARCEL B (also referred to herein as Parcels I-XII):

Parcel I:

Parcel E-1 of the Final Subdivision Map LOA# 98-05 for David Walley's Resort, a Commercial Subdivision, filed for record with the Douglas County Recorder on October 19, 2000 in Book 1000 at Page 3464 as Document No. 0501638 and by Certificate of Amendment recorded November 03, 2000 in Book 1100 at Page 467 as Document No. 0502689, Official Records of Douglas County, Nevada.

Together with permanent non-exclusive easement for utilities and access for the benefit of Parcel E-1 as set forth in Quitclaim Deed recorded September 17, 1998 in Book 998 at Page 3250 as Document No. 0449574, Official Records, Douglas County, Nevada.

Together with a perpetual non-exclusive easement for use and enjoyment in, to and throughout the Common Area and a perpetual non-exclusive easement for parking and pedestrian and vehicular access, ingress and egress as set forth in Access Easement and Relocation Deed recorded May 26, 2006 in Book 0506, Page 10729 as document No. 676008, Official Records, Douglas County, Nevada.

Together with those beneficial easements created by that certain Indenture, Easement and Restrictive Covenant Agreement recorded December 30, 2008 in Book 1208, Page 5732 as Document No. 735142, Official Records of Douglas County, Nevada.

APN: 1319-15-000-015

Parcel II:

A parcel of land located within a portion of the west one-half of the northeast one-quarter (W 1/2 NE 1/4) of Section 22, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the one-quarter corner common to Sections 15 and 22, T13N, R19E, M.D.M., a found 1985 BLM brass cap as shown on the Record of Survey prepared by David D. Winchell and recorded September 28, 1989 in the office of the Recorder, Douglas County, Nevada as Document No. 211937;

thence South 57°32'32" East, 640.57 feet to the point of beginning;
thence North 80°00'00" East, 93.93 feet;
thence North 35°00'00" East, 22.55 feet;
thence North 10°00'00" West, 92.59 feet;
thence North 80°00'00" East, 72.46 feet;
thence South 10°00'00" East, 181.00 feet;
thence South 80°00'00" West, 182.33 feet;
thence North 10°00'00" West, 72.46 feet to the point of beginning.

The foregoing also being illustrated as Adjusted Parcel For Record of Survey for Walley's Partners Ltd. Partnership, in the office of the County Recorder of Douglas County, Nevada, recorded September 17, 1998 in Book 998 at Page 3261 as Document No. 449576.

Together with those beneficial easements created by that certain Indenture, Easement and Restrictive Covenant Agreement recorded December 30, 2008 in Book 1208, Page 5732 as Document No. 735142, Official Records of Douglas County, Nevada.

Document No. 449575 is provided to comply with the requirements of NRS 111.312.

APN: 1319-22-000-021

Parcel III:

A parcel of land located within a portion of the West one-half of the Southeast one-quarter (W1/2 SE1/4) of Section 15, Township 13, North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 15 and 22, T.13N., R.19E., M.D.M., a found 1985 BLM brass cap as shown on the Record of Survey for David Walley's Resort, a commercial subdivision, recorded April 29, 2002 in the office of the Recorder, Douglas County, Nevada as Document No. 540898;

thence North 50°04'37" East, 935.90 feet to the Point of Beginning;
thence South 88°38'16" East, 105.55 feet;
thence South 01°21'44" West, 203.97 feet;
thence North 88°38'16" West, 105.55 feet;
thence North 01°21'44" East, 203.97 feet to the Point of Beginning.

The foregoing also being illustrated as Adjusted Parcel G as shown on that Record of Survey to Support a Boundary Line Adjustment recorded September 20, 2002 in the Office of the Douglas County Recorder as, in Book 902, Page 6258 as Document No. 0552536.

Together with a perpetual non-exclusive easement for use and enjoyment in, to and throughout the Common Area and a perpetual non-exclusive easement for parking and pedestrian and vehicular access, ingress and egress as set forth in Access Easement and Relocation Deed recorded May 26, 2006 in Book 0506, Page 10729 as document No. 676008, Official Records, Douglas County, Nevada.

Together with those beneficial easements created by that certain Indenture, Easement and Restrictive Covenant Agreement recorded December 30, 2008 in Book 1208, Page 5732 as Document No. 735142, Official Records of Douglas County, Nevada.

Document No. 552535 is provided to comply with the requirements of NRS 111.312.

APN: 1319-15-000-020

Parcel IV:

A parcel of land located within a portion of the West one-half of the Southeast one-quarter (W1/2 SE1/4) of Section 15, Township 13, North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 15 and 22, T.13N., R.19E., M.D.M., a found 1985 **BLM** brass cap as shown on the Record of Survey for David Walley's Resort, a commercial subdivision, recorded April 29, 2002 in the office of the Recorder, Douglas County, Nevada as Document No. 540898;

thence North 46°23'33" East, 970.95 feet to the Point of Beginning;
thence North 40°16'02" East, 49.09 feet;
thence South 49°43'58" East, 103.54 feet;
thence South 40°16'02" West, 49.09 feet;
thence North 49°43'58" West, 103.54 to the Point of Beginning.

The foregoing also being illustrated as Adjusted Parcel H as shown on that Record of Survey to Support a Boundary Line Adjustment recorded September 19, 2005 in the Office of the Douglas County Recorder as, in Book 905, Page 6557 as Document No. 655402.

Together with a perpetual non-exclusive easement for use and enjoyment in, to and throughout the Common Area and a perpetual non-exclusive easement for parking and pedestrian and vehicular access, ingress and egress as set forth in Access Easement and Relocation Deed recorded May 26, 2006 in Book 0506, Page 10729 as Document No. 676008, Official Records, Douglas County, Nevada.

Together with those beneficial easements created by that certain Indenture, Easement and Restrictive Covenant Agreement recorded December 30, 2008 in Book 1208, Page 5732 as Document No. 735142, Official Records of Douglas County, Nevada.

Document No. 655401 is provided to comply with the requirements of NRS 111.312.

APN: 1319-15-000-022

Parcel V:

Parcel I as shown on that Record of Survey for David Walley's Resort, a Commercial Subdivision, Walley's Partners Ltd. Partnership, filed for record with the Douglas County Recorder on May 26, 2006 in Book 0506 at Page 10742 as Document No. 0676009, Official Records of Douglas County, Nevada.

Together with a perpetual non-exclusive easement for use and enjoyment in, to and throughout the Common Area and a perpetual non-exclusive easement for parking and pedestrian and vehicular access, ingress and egress as set forth in Access Easement and Relocation Deed recorded May 26, 2006 in Book 0506, Page 10729 as document No. 676008, Official Records, Douglas County, Nevada.

Together with those beneficial easements created by that certain Indenture, Easement and Restrictive Covenant Agreement recorded December 30, 2008 in Book 1208, Page 5732 as Document No. 735142, Official Records of Douglas County, Nevada.

APN: 1319-15-000-023

Parcel VI:

Adjusted Parcel J as shown on that Record of Survey for David Walley's Resort, a Commercial Subdivision, Walley's Partners Ltd. Partnership, filed for record with the Douglas County Recorder on July 26, 2006 in Book 0706 at Page 9384 as Document No. 0680634, Official Records of Douglas County, Nevada.

Together with a perpetual non-exclusive easement for use and enjoyment in, to and throughout the Common Area and a perpetual non-exclusive easement for parking and pedestrian and vehicular access, ingress and egress as set forth in Access Easement and Relocation recorded May 26, 2006 in Book 0506 at Page 10729 as Document No. 0676008; and Access Easement recorded on July 26, 2006 in Book 0706 at Page 9371 as Document No. 0680633, all of Official Records, Douglas County, Nevada.

Together with those beneficial easements created by that certain Indenture, Easement and Restrictive Covenant Agreement recorded December 30, 2008 in Book 1208, Page 5732 as Document No. 735142, Official Records of Douglas County, Nevada.

APN: 1319-15-000-029

Parcel VII:

Parcel K as shown on that Record of Survey for David Walley's Resort, a Commercial Subdivision, Walley's Partners Ltd. Partnership, filed for record with the Douglas County Recorder on July 26, 2006 in Book 0706 at Page 9384 as Document No. 0680634, Official Records of Douglas County, Nevada.

Together with a perpetual non-exclusive easement for use and enjoyment in, to and throughout the Common Area and a perpetual non-exclusive easement for parking and pedestrian and vehicular access, ingress and egress as set forth in Access Easement and Relocation recorded May 26, 2006 in Book 0506 at Page 10729 as Document No. 0676008; and Access Easement recorded on July 26, 2006 in Book 0706 at Page 9371 as Document No. 0680633, all of Official Records, Douglas County, Nevada.

Together with those beneficial easements created by that certain Indenture, Easement and Restrictive Covenant Agreement recorded December 30, 2008 in Book 1208, Page 5732 as Document No. 735142, Official Records of Douglas County, Nevada.

APN: 1319-15-000-030

Parcel VIII:

Parcel Las shown on that Record of Survey for David Walley's Resort, a Commercial Subdivision, Walley's Partners Ltd. Partnership, filed for record with the Douglas County Recorder on July 26, 2006 in Book 0706 at Page 9384 as Document No. 0680634, Official Records of Douglas County, Nevada.

Together with a perpetual non-exclusive easement for use and enjoyment in, to and throughout the Common Area and a perpetual non-exclusive easement for parking and pedestrian and vehicular access, ingress and egress as set forth in Access Easement and Relocation recorded May 26, 2006 in Book 0506 at Page 10729 as Document No. 0676008; and Access Easement recorded on July 26, 2006 in Book 0706 at Page 9371 as Document No. 0680633, all of Official Records, Douglas County, Nevada.

Together with those beneficial easements created by that certain Indenture, Easement and Restrictive Covenant Agreement recorded December 30, 2008 in Book 1208, Page 5732 as Document No. 735142, Official Records of Douglas County, Nevada.

APN: 1319-15-000-031

Parcel IX:

Parcel **M** as shown on that Record of Survey for David Walley's Resort, a Commercial Subdivision, Walley's Partners Ltd. Partnership, filed for record **with** the Douglas County Recorder on July 26, 2006 in Book 0706 at Page 9384 as Document **No.** 0680634, Official Records of Douglas County, Nevada.

Together with a perpetual non-exclusive easement for use and enjoyment in, to and throughout the Common Area and a perpetual non-exclusive easement for parking and pedestrian and vehicular access, ingress and egress as set forth in Access Easement recorded July 26, 2006 in Book 0706 at Page 9371 as Document No. 680633 of Official Records, Douglas County, Nevada.

Together with those beneficial easements created by that certain Indenture, Easement and Restrictive Covenant Agreement recorded December 30, 2008 in Book 1208, Page 5732 as Document No. 735142, Official Records of Douglas County, Nevada.

APN: 1319-15-000-032

Parcel X:

Parcel **N** as shown on that Record of Survey for David Walley's Resort, a Commercial Subdivision, Walley's Partners Ltd. Partnership, filed for record with the Douglas County Recorder on July 26, 2006 in Book 0706 at Page 9384 as Document No. 0680634, Official Records of Douglas County, Nevada.

Together with a perpetual non-exclusive easement for use and enjoyment in, to and throughout the Common Area and a perpetual non-exclusive easement for parking and pedestrian and vehicular access, ingress and egress as set forth in Access Easement recorded July 26, 2006 in Book 0706 at Page 9371 as Document No. 680633 of Official Records, Douglas County, Nevada.

Together with those beneficial easements created by that certain Indenture, Easement and Restrictive Covenant Agreement recorded December 30, 2008 in Book 1208, Page 5732 as Document No. 735142, Official Records of Douglas County, Nevada.

APN: 1319-15-000-026

Parcel XI:

Parcel **O** as shown on that Record of Survey for David Walley's Resort, a Commercial Subdivision, Walley's Partners Ltd. Partnership, filed for record with the Douglas County Recorder on July 26, 2006 in Book 0706 at Page 9384 as Document No. 0680634, Official Records of Douglas County, Nevada.

Together with a perpetual non-exclusive easement for use and enjoyment in, to and throughout the Common Area and a perpetual non-exclusive easement for parking and pedestrian and vehicular access, ingress and egress as set forth in Access Easement recorded July 26, 2006 in Book 0706 at Page 9371 as Document No. 680633 of Official Records, Douglas County, Nevada.

Together with those beneficial easements created by that certain Indenture, Easement and Restrictive Covenant Agreement recorded December 30, 2008 in Book 1208, Page 5732 as Document No. 735142, Official Records of Douglas County, Nevada.

APN: 1319-15-000-027

Parcel XII:

Parcel P as shown on that Record of Survey for David Walley's Resort, a Commercial Subdivision, Walley's Partners Ltd. Partnership, filed for record with the Douglas County Recorder on July 26, 2006 in Book 0706 at Page 9384 as Document No. 0680634, Official Records of Douglas County, Nevada.

Together with a perpetual non-exclusive easement for use and enjoyment in, to and throughout the Common Area and a perpetual non-exclusive easement for parking and pedestrian and vehicular access, ingress and egress as set forth in Access Easement recorded July 26, 2006 in Book 0706 at Page 9371 as Document No. 680633 of Official Records, Douglas County, Nevada.

Together with those beneficial easements created by that certain Indenture, Easement and Restrictive Covenant Agreement recorded December 30, 2008 in Book 1208, Page 5732 as Document No. 735142, Official Records of Douglas County, Nevada.

APN: 1319-15-000-028

PARCEL C:

Parcels O, R, S and T as shown on the Record of Survey for David Walley's Resort, a Commercial Subdivision filed for record with the Douglas County Recorder on August 6, 2009 as Document No. 748397, Official Records, Douglas County, Nevada.

Together with those beneficial easements created by that certain Indenture, Easement and Restrictive Covenant Agreement recorded December 30, 2008 in Book 1208, Page 5732 as Document No. 735142, Official Records of Douglas County, Nevada.

APN: 1319-22-000-022
1319-22-000-023
1319-22-000-024
1319-22-000-025

PARCEL D:

Parcels A, B, C and D of the Final Subdivision Map LOA #98-05 for David Walley's Resort, a Commercial Subdivision, filed for record with the Douglas County Recorder on October 19, 2000, in Book 1000, at Page 3464, as Document No. 501638, and by Certificate of Amendment recorded November 3, 2000 in Book 1100, Page 467, as Document No. 502689, Official Records of Douglas County, Nevada.

APN: 1319-22-000-001
1319-22-000-002
1319-15-000-013
1319-15-000-014

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) See attached Legal Description
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: RPTT due \$40.95. APN's o	
separate supp doc. js	

3. Total Value/Sales Price of Property: \$10,384.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$40.95
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Donald Carroll* Capacity Authorized Representative

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: 1862 LLC
 Address: 9654 N. KINGS HWY, SUITE
 City: MYRTLE BEACH
 State: SC Zip: 29572

Print Name: MICHELE CARROLL AND DONALD CARROLL
 Address: 534 BUCKEYE SPRINGS ST.
 City: COALINGA
 State: CA Zip: 93210

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Law Offices of S. Richard Levin, PLLC Escrow # _____
 Address: 75 N. East Ave., Suite 101
 City: Fayetteville State: AR Zip: 72701