

DOUGLAS COUNTY, NV

2024-1007578

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

05/10/2024 12:55 PM

TIMELY ACQUISITIONS LLC

SHAWNYNE GARREN, RECORDER

APN: a portion of 1319-15-000-029

R.P.T.T.: \$1.95

Exempt: N/A

Recording Requested By:

Dale E. Carothers

Rachel R. Bruce-Carothers

3409 Cricklewood St.

Torrance, CA 90505

After Recording Mail To:

Timely Acquisitions LLC

18005 Saddlehorn Lane

Mansfield, TX 76063

Send Subsequent Tax Bills To:

David Walley's Resort Hot Springs & Spa

2001 Foothill Road

Genoa, Nevada 89411

Inventory Control No.: **0609633C**

DEED OF CONVEYANCE

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Dale E. Carothers and Rachel R. Bruce-Carothers, husband and wife, as joint tenants with right of survivorship**, whose address is 3409 Cricklewood St., Torrance, CA 90505, hereinafter called "Grantor", FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Thomas Nealon, a married as his sole and separate property**, whose address is 903 Angus St., Carson City, NV 89703, hereinafter called "Grantee", for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the real property described in EXHIBIT "A" attached hereto and interests in Clark County, Nevada.

Per NRS 111.312 – The Legal Description appeared previously in **Grant, Bargain, Sale Deed**, recorded on **August 21, 2008**, as Document No. **2008-728726**, in Douglas County Records, Douglas County, Nevada.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and revisions, remainder and remainders, rents, issues and profits thereof.

Subject To:

1. Any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases if any, rights, rights of way, and agreements.
2. Declaration of Timeshare Covenants, Conditions and Restrictions recorded September 23, 1998, as Document No. 449993, Book 998, Page 4404, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

To Have and Hold all and singular the premises, together with the appurtenances, unto the said Grantee and their assigns forever.

WITNESS my/our hands, this 13 day of October, 2022.

Dale E. Carothers

Dale E. Carothers

Rachel R Bruce Carothers

Rachel R. Bruce-Carothers

STATE OF California
COUNTY OF Los Angeles

On this 13th day of October, 2022, before me (insert NAME and TITLE of OFFICER) Nicole R. Smith, notary public, Notary Public, personally appeared **Dale E. Carothers and Rachel R. Bruce-Carothers**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that by he/she/they executed the same in his/her/their authorized capacity(ies), and that by his /her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State and County above mentioned, that the foregoing paragraph is true and correct.

Witness my hand and official seal.

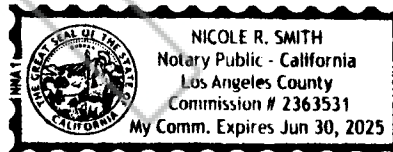
Nicole R. Smith

Notary Public

notary public

Title and Rank

My Commission Expires: June 30, 2025



Note to Notary: Please keep seal out of the margins on all sides and do not place it over print of the document.
ONLY BLACK, NO BLUE INK MAY BE USED FOR SIGNATURES OR STAMPS.

I/We, **Dale E. Carothers and Rachel R. Bruce-Carothers**, hereby affirm that this document submitted for recording does not contain a social security number.

Dale E. Carothers

Dale E. Carothers

Grantor

Title

Rachel R Bruce Carothers

Rachel R. Bruce-Carothers

Grantor

Title

EXHIBIT "A"
LEGAL DESCRIPTION

A Timeshare Estate with Inventory Number **0609633C** comprised of an undivided interest as tenants-in-common in and to that certain real property and improvements as follows:

An undivided **1/408** interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

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 those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for David Walley's Resort recorded September 23, 1998, as Document No. 0449993, and as amended by Document Nos. 0466255, 0485265, 0489957, 0509920, and 0521436, and that Declaration of Annexation of David Walley's Resort Phase VI recorded August 8, 2006, in the Office of the Douglas County Recorder as Document No. 0681616, and subject to said Declaration; with the exclusive right to use said interest for **ONE** Use Period within a **TWO BEDROOM** Unit, Every Other Year in **EVEN Number Years**, in accordance with said Declaration.

Together with a perpetual non-exclusive easement of 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, 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.

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1319-15-000-029
 - 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: _____	

- 3. Total Value/Sales Price of Property: \$ \$500.00
- Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
- Transfer Tax Value: \$ \$500.00
- Real Property Transfer Tax Due: \$ \$1.95

- 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 *Dale Carothers* Capacity Agent

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Dale and Rachel Carothers
 Address: 3409 Cricklewood St
 City: Torrance
 State: CA Zip: 90505

Print Name: Thomas Nealon
 Address: 903 Angus St.
 City: Carson City
 State: NV Zip: 89703

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Timely Acquisitions, LLC Escrow # _____
 Address: 18005 Saddlehorn Lane
 City: Mansfield State: TX Zip: 76063