

DOUGLAS COUNTY, NV

2024-1010934

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

08/13/2024 02:07 PM

VACATION OWNERSHIP TITLE AGENCY

SHAWNYNE GARREN, RECORDER

E05

<b>A.P.N. No.:</b>	A ptn of 1319-15-000-015
<b>R.P.T.T.</b>	\$0.00 (#5)
<b>Escrow No.:</b>	20245155A
<b>Recording Requested By:</b>	
<b>Vacation Ownership Title Agency, Inc.</b>	
<b>Mail Tax Statement To:</b>	
Walley's P.O.A.	
P.O. Box 158	
Genoa, NV 89411	
<b>When Recorded Mail To:</b>	
GREGORY WANNER	
8304 Winding Way	
Fair Oaks, CA 95628	

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**LYNNE WANNER, a married woman, spouse of the Grantee**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**GREGORY WANNER, a married man as his sole and separate property**

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

David Walley's Resort, Bodie Building, Annual Use, Inventory No. 17-029-36-01, HICV Account No. M6673756, Genoa, NV 89411. See Exhibit 'A' attached hereto and by this reference made a part hereof.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY PROPERTY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 8/16/24

  
Lynne Wanner

# ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sacramento

On August 6th, 2024 before me Isaiah J. Hernandez, Notary Public  
(insert name and title of the officer)

personally appeared LYNNE WANNER  
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 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 of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



**Inventory No.: 17-029-36-01**

**EXHIBIT "A"  
(Walley's)**

**A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows:**

**An undivided 1/1989<sup>th</sup> interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:**

**PARCEL E-1 of the Final Subdivision Map LDA #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 3, 2000, in Book 1100, at Page 467, as Document No. 0502689, Official Records of Douglas County, Nevada.**

**Together with a 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 those easements appurtenant thereto and such easements and use rights described in the Declaration of Time Share 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 subject to said Declaration; with the exclusive right to use said interest for one Use Period within a STANDARD UNIT each year 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 recorded on 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.**

**A Portion of APN: 1319-15-000-015**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) A ptn of 1319-15-000-015  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property:  
 a)  Vacant Land                      b)  Single Family Res.  
 c)  Condo/Townhouse              d)  2-4 Plex  
 e)  Apartment Bldg.                  f)  Commercial/Industrial  
 g)  Agricultural                        h)  Mobile Home  
 i)  Other - Timeshare \_\_\_\_\_

3.

a. Total Value/Sales Price of Property	_____	\$0.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	_____	()
c. Transfer Tax Value	_____	\$0.00
d. REAL PROPERTY TRANSFER TAX DUE:	_____	\$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section #5  
 b. Explain Reason for Exemption: Deed to release Spouse's Community Property Interest

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 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 *Lynne Wanner* Capacity: \_\_\_\_\_ Grantor  
 Lynne Wanner  
 Signature *Gregory Wanner* Capacity: \_\_\_\_\_ Grantee  
 Gregory Wanner

<u>SELLER (GRANTOR) INFORMATION</u>		<u>BUYER (GRANTEE) INFORMATION</u>	
Print Name:	<u>LYNNE WANNER</u>	Print Name:	<u>GREGORY WANNER</u>
Address:	<u>8304 Winding Way</u>	Address:	<u>8304 Winding Way</u>
City/State/Zip:	<u>Fair Oaks, CA 95628</u>	City/State/Zip:	<u>Fair Oaks, CA 95628</u>

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)  
 Company \_\_\_\_\_ Escrow No.: 20245155A  
 Name: Vacation Ownership Title Agency, Inc.  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706