

DOC # 841395  
04/23/2014 08:54AM Deputy: PK  
OFFICIAL RECORD  
Requested By:  
PCS Title - Timeshare  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-414 PG-4295 RPTT: 17.55



The Property has Assessor's Parcel # **1318-15-819-001 PTN**

RETURN TO  
PCS Holdings, LLC  
924 W. Colonial Dr.  
Orlando, FL 32804  
Prepared By: Dave Heine

MAIL TAX BILLS TO

Wyndham Vacation Resorts  
6277 Sea Harbor Drive  
Orlando, FL 32821  
File Number: WYN14-0169  
Contract Number: 430512525

### **GRANT, BARGAIN AND SALE DEED**

Encore Vacations LLC, A Delaware Limited Liability Company ("Grantors"), whose address is 924 West colonial Drive, Orlando, FL 32804 , do hereby grant, bargain, sell and convey to Wyndham Vacation Resorts, Inc, A Delaware Corporation whose address is 6277 Sea Harbor Dr., Orlando, FL 32821, ("Grantee") for the sum of ten dollars (\$10.00) and other good and valuable consideration, the following described property interests in Clark County, Nevada:

A 308,000 / 90,245,000 undivided fee simple interest as tenants in common in Units 9101, 9102, 9103, 9104, 9201, 9203 and 9204 in South Shore Condominium ("Property"), located at 180 Elks Point Road in Zephyr Cove, Nevada 89449, according to the Final Map # 01-026 and Condominium Plat of South Shore filed of record in Book 1202, Page 2181 as Document Number 559872 in Douglas County, Nevada, and subject to all provisions thereof and those contained in that certain Declaration of Condominium - South Shore ("Timeshare Declaration") dated October 21, 2002 and recorded December



5, 2002 in Book 1202, Page 2182 as Instrument Number 559873, and also subject to all the provisions contained in that certain Declaration of Restrictions for FAIRFIELD TAHOE AT SOUTH SHORE and recorded October 28, 2004 in Book 1004, Page 13107 as Instrument Number 628022, Official Records of Douglas County, Nevada, which subjected the Property to a timeshare plan called Fairfield Tahoe at South Shore ("Timeshare Plan"). Less and except all minerals and mineral rights which minerals and mineral rights are hereby reserved unto the Grantor, its successors and assigns.

This conveyance is subject to, and by accepting this Deed, Grantee does hereby agree to assume the following:

- (1) Resort Fees billed for current and subsequent years
- (2) Conditions, Restrictions, Limitations, Reservations, Easements and other matters of record
- (3) Declaration of Condominium and Exhibits attached thereto and any Amendments thereof
- (4) Said property is not the homestead property of the Grantor(s)

This property is a/an ANNUAL Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 308,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by Grantee in EACH Resort Year(s).



IN WITNESS WHEREOF, Grantors have caused this instrument to be executed this

21 Day of April, 2014.

By:

Encore Vacations LLC

By: Dave Heine  
It's: President

STATE OF FLORDIA )

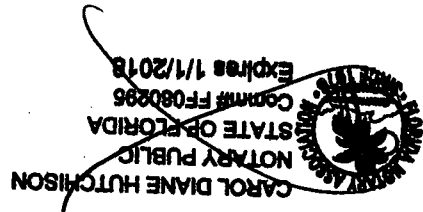
COUNTY OF ORANGE )

On the 21 Day of April, 2014, personally appeared before me, a notary public in and for said County and State, Dave Heine, President of Encore Vacations LLC, known to me to the person described in, and who executed the foregoing instrument.

Carol Diane Hutchison  
Notary Public

Residing at: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



CAROL DIANE HUTCHISON  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF080295  
Expires 1/1/2018