

DOUGLAS COUNTY, NV

2015-858031

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

03/09/2015 03:30 PM

THE TIMESHARE GROUP, LLC

KAREN ELLISON, RECORDER

Prepared By and | VOCC, Inc.
Return to: | P O Box 1668
| Branson MO 65615-1668
| ***3315

Contract #:570806190

APN: 1318-15-822-001 PTN

Mail Tax Bills To:
Wyndham Vacation Resorts, Inc.
6277 Sea Harbor Dr.
Orlando, FL 32821
Consideration \$500.00

GRANT, BARGAIN, SALE DEED

Fairfield Tahoe at South Shore

This deed made and entered into on January 15th, 2015 by and between:

Grantor: **ROBERT E. DUNHAM and DOROTHY E. DUNHAM, joint tenants with the right of survivorship**
Of: 514 S Granite St. Omak Washington 98941

Hereby **CONVEY AND WARRANT**

Grantee: **ENCORE VACATIONS, LLC, a Delaware Limited Liability Company**
Of: 924 West Colonial Drive, Orlando, FL 32804

WITNESSETH: That said Grantor, for good and valuable consideration of the sum of TEN DOLLARS (\$10.00), paid by the said Grantee, the receipt of whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described property, situate, lying, and being in the County of Douglas, State of Nevada, to wit:

A 119,000 / 183,032,500 undivided fee simple interest as tenants in common in Units 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, and 14302 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.

SUBJECT TO:

1. Any and all rights of way, reservations, restrictions, easements, mineral exceptions and reservations, and conditions of record;
2. The covenants, conditions, restrictions and liens set forth in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore, and any supplements and amendments thereto;
3. Real Estate taxes that are currently due and payable and are a lien against the Property.
4. All matters set forth on the plat of record depicting South Shore Condominium, and any supplements and amendments thereto.

The Property is an **BIENNIAL** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **238,000** Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore which Points may be used by the Grantee in **Even** Resort Year(s).

By accepting this deed the Grantee(s) do(es) hereby agree to assume the obligation for the payment of a pro-rata of proportionate share of the real estate taxes for the current year and subsequent years. Further, by accepting this deed the Grantee(s) accept(s) title subject to the restrictions, liens, and obligations set forth above and agree(s) to perform the obligations set forth in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore, in accordance with the terms thereof.

Title to the Property is herein transferred with all tenements, hereditaments and appurtenances there unto belonging or appertaining and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD the Property, together with all and singular, the rights and appurtenances thereto and in anywise belonging unto said Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns to Warrant and Forever Defend all and singular the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand or hands the day and year first above written.

GRANTOR:

[Signature]
ROBERT E. DUNHAM

[Signature]
DOROTHY E. DUNHAM

[Signature]
Witness #1 Signature

[Signature]
Witness # 2 Signature

Jennifer Eberhardt
Witness #1 Printed Name

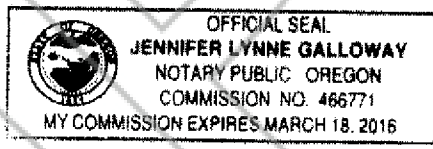
Irene M. Eberhardt
Witness #2 Printed Name

COUNTY OF Clackamas STATE OF Oregon

I hereby Certify that on this day before me, an officer duly authorized to administer and take acknowledgements, personally appeared **ROBERT E. DUNHAM** and **DOROTHY E. DUNHAM**, and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Official Stamp or Seal this 13th day of January, 2015.

[Signature]
Notary Signature



Jennifer Lynne Galloway
Notary Printed Name
My Commission Expires: March 18, 2016

Place Notary Seal Within Box

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-15-822-001 PTN
 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) _____
 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 # N/A
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.0 %

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 [Signature] Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Robert E & Dorothy E. Dunham

Print Name: _____
 Address: 514 S Granite St
 City: St. Omer
 State: WA Zip: 98941

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Encore Vacations, LLC

Print Name: _____
 Address: 924 W Colonial Drive
 City: Orlando
 State: FL Zip: 32804

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)

Print Name: The Timeshare Group, LLC Escrow # D01231501X
 Address: 12200 W Colonial Drive Suite 200B
 City: Winter Garden State: FL Zip: 34787

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)