

DOUGLAS COUNTY, NV

2015-858755

RPTT:\$5.85 Rec:\$16.00

\$21.85 Pgs=3

03/17/2015 09:04 AM

PCS TITLE - TIMESHARE

KAREN ELLISON, RECORDER

The Property has Assessor's Parcel # **1318-15-822-001 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: WYN15-0039

Contract Number: 570806190

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 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, 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.

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 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 Grantee in EVEN Resort Year(s).

This being the identical property conveyed to Encore Vacations LLC, a Delaware Limited Liability Company by Deed recorded as Document Number 2015-858031, records of Douglas County, Nevada.

WITNESS WHEREOF, Grantors have caused this instrument to be executed this
17 Day of March, 2015.

By:

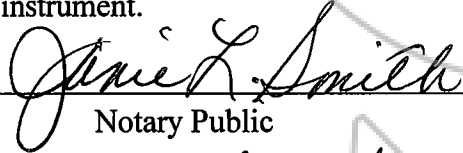
Encore Vacations LLC


By: Dave Heine
It's: President

STATE OF FLORIDA)

COUNTY OF ORANGE)

On the 17 Day of March, 2015, 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.


Notary Public

Residing at: Florida

My Commission Expires: 8-7-15

NOTARY PUBLIC-STATE OF FLORIDA
Janie L. Smith
Commission # EE116851
Expires: AUG. 07, 2015
BONDED THRU ATLANTIC BONDING CO., INC.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

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
 Other Timeshare

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property \$ 1309⁰⁰
 Deed in Lieu of Foreclosure Only (value of property) (0.00)
 Transfer Tax Value: \$ 5.85
 Real Property Transfer Tax Due \$ 5.85

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 [Signature] Capacity President
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Encore Vacations LLC
 Address: 924 West Colonial Dr
 City: Orlando
 State: FL Zip: 32804

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Wyndham Vacation Resorts, Inc
 Address: 6277 Sea Harbor Dr
 City: Orlando
 State: FL Zip: 32821

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Closemytimeshare.com Escrow #: _____
 Address: 924 West Colonial Dr
 City: Orlando State: FL Zip: 32804