

Mail Tax Statements To:
Viva Vacations, Inc.
7512 Dr Phillips Blvd, Ste 50-301
Orlando, FL 32819
Recording requested by:
Walter & Ann Carlin
Without Title Exam
When recorded return to:
Leisure Getaways Incorporated
25010 Oakhurst Drive, Suite 120
Spring, TX 77386
Contract #: 000570802009
APN Parcel No: 1318-15-822-001 PTN

GRANT, BARGAIN, SALE DEED
(Fairfield Tahoe at South Shore)

THIS DEED made this 1st day of May, 2015, between **Walter Carlin and Ann Carlin**, hereinafter referred to as "Grantor(s)" as appropriate, whose address is 14024 Rue Dazur, Del Mar, CA 92014, and **Viva Vacations, Inc., a Florida Corporation**, hereinafter referred to as the Grantee(s), having its principal place of business at 7512 Dr Phillips Blvd, Ste. 50-301, Orlando, FL 32819.

WITNESSETH:

That the Grantor, in consideration of **Eight Hundred Forty Dollars, (\$840.00)** and other good and valuable consideration to it paid by Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey, with warranty of title, unto the aforesaid Grantees and each of their heirs, devisees, successors and assigns, the following described property situated in the County of Douglas, State of Nevada:

A 105,000/183,032,500 undivided fee simple interest as tenants in common in Units 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 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.

The 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 **210,000** 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).

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.

By accepting this deed the Grantee(s) do(es) hereby agree to assume the obligation for the payment of a pro-rate or 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.

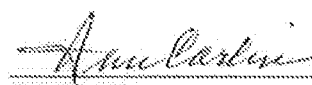
Title to the Property is herein transferred with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.


GRANTOR(S):




Walter Carlin
14024 Rue Dazur
Del Mar, CA 92014




Ann Carlin
14024 Rue Dazur
Del Mar, CA 92014




Witness #1 of Signature



Witness #2 of Signature



DAVID CARNOVA
Witness #1 Printed Name



Cheryl Swenski
Witness #2 Printed Name

STATE OF CALIFORNIA §
 §
COUNTY OF _____ §

The foregoing instrument was acknowledged before me this on this _____ day of _____, 2015 personally appeared **Walter Carlin and Ann Carlin**, personally known to me or (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 his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed this instrument.

SEE ATTACHMENT FOR
OFFICIAL NOTARIZATION

NOTARY PUBLIC

NOTARY PUBLIC PRINTED NAME

MY COMMISSION EXPIRES: _____

NOTARY MUST KEEP ALL WRITING AND STAMP INSIDE MARGINS AND NOT ON WRITING

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 **San Diego**

On 01 May 2015 before me, **Kenneth C. Shook, Notary Public**,
personally appeared Walter Carlin and Ann Carlin

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) /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 Kenneth C. Shook

OPTIONAL

This information not required by law, but may prevent fraudulent removal and reattachment to another document.

Title/Type of Document Grant, Bargain, Sale Deed

Document Date May 1, 2015 Number of Pages 4

CAPACITY(IES) CLAIMED BY SIGNER(S)

- Signer's Name _____
- Individual
- Corporate Officer - Title(s) _____
- Partner
 - Limited
 - General
- Attorney In Fact
- Trustee
- Guardian or Conservator
- Other _____

Right Thumbprint
Of Signer

Signer Is Representing _____

- Signer's Name _____
- Individual
- Corporate Officer - Title(s) _____
- Partner
 - Limited
 - General
- Attorney In Fact
- Trustee
- Guardian or Conservator
- Other _____

Right Thumbprint
Of Signer

Signer Is Representing _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-15-822-001
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 840
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 3.90

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: Amie Hunplich Capacity: Representative of the Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Walter and Ann Carlin
 Address: 14024 Rue Dazur
 City: Del Mar
 State: CA Zip: 92014

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Viva Vacations Inc
 Address: 7512 DR Phillips Blvd ste 50-301
 City: Orlando
 State: FL Zip: 32819

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Leisure Getaways Inc
 Address: 25010 Oakhurst Drive, Suite 200
 City: Spring

Escrow # _____
 State: TX Zip: 77386