

DOUGLAS COUNTY, NV

RPTT:\$56.55 Rec:\$16.00

\$72.55 Pgs=3

PCS TITLE - TIMESHARE

KAREN ELLISON, RECORDER

2015-862450

05/21/2015 01:21 PM

The Property has Assessor's Parcel # **1318-15-822-001 PTN**

1318-15-823-001 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: WYN15-0183

Contract Number: 000410612154

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 **1,343,000 / 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 which minerals and mineral rights are hereby reserved unto the Grantor, its successors and assigns.

The 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 **1,343,000** Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore which Points may be used by the Grantee in **Each** Resort Years(s).

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed this 21 Day of May, 2015.

By:

Encore Vacations LLC

[Signature]

By: Dave Heine

It's: President

STATE OF FLORIDIA)

COUNTY OF ORANGE)

On the 21 Day of May, 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.

[Signature]
Notary Public

Residing at: Orlando FL

My Commission Expires: _____



Crystal O'Berry
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE852420
Expires 12/9/2016

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-15-822-001
 b. 1318-15-823-001
 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 \$ 14473.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 14473.00
 d. Real Property Transfer Tax Due \$ ~~000.00~~ 56.55

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %
 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: Seller
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Encore Vacations, LLC
 Address: 924 W 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: Closetmytimeshare
 Address: 924 W Colonial Dr.
 City: Orlando

Escrow # WYN15-0183
 State: FL Zip: 32804