

Mail Tax Statements To:  
Wyndham Vacation Resorts, Inc.  
6277 Sea Harbor Dr.  
Orlando, FL 32821  
Recording requested by:  
Dana M. Kubiak  
Without Title Exam  
When recorded return to:  
Viva Vacations, Inc.  
7512 Dr. Phillips Dr.  
Orlando, FL 32819  
Contract #: 000570802009  
APN Parcel No: 1318-15-822-001 PTN

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

**THIS DEED** made this 21<sup>st</sup> day of May, 2015, between **Viva Vacations, Inc., a Florida Corporation**, hereinafter referred to as "Grantor(s)" as appropriate, whose address is 7512 Dr Phillips Blvd, Ste. 50-301, Orlando, FL 32819, and **Wyndham Vacation Resorts, Inc., a Delaware Corporation**, hereinafter referred to as the Grantee(s), having its principal place of business at 6277 Sea Harbor Dr., Orlando, FL 32821.

**WITNESSETH:**

That the Grantor, in consideration of **Ten Dollars, (\$10.00)** 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.



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors 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  
 i)  Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \$1,575.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$0.00  
 Transfer Tax Value: \$ \$1,575.00  
 Real Property Transfer Tax Due: \$ \$7.80

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: Manager  
 Signature: Dana M. Kubiak Capacity: President

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Viva Vacations, Inc.  
 Address: 7512 Dr. Phillips Blvd. Ste 50-301  
 City: Orlando  
 State: FL Zip: 32819

**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 the seller or buyer)  
 Print Name: Dana Kubiak Escrow # 000570802009  
 Address: 7512 Dr. Phillips Blvd. Ste 50-301  
 City: Orlando State: FL Zip: 32819