DOUGLAS COUNTY, NV

RPTT:\$499.20 Rec:\$15.00

2015-866584

Total:\$514.20

07/21/2015 11:20 AM

GUNTER-HAYES & ASSOCIATEWS

Contract No.:000571500842

Number of Points Purchased: 787,000

Annual Ownership

APN Parcel No.: 1318-15-820-001 PTN

Mail Tax Bills to: Wyndham Vacation Resorts, Inc.

180 Elks Point Road Zephyr Cove, NV 89449

Recording requested by:

Gunter-Haves & Associates, agents for Fidelity National Title Insurance Co. After recording, mail to: Attn: Stephen Campbell Gunter-Haves & Associates 3200 West Tyler, Suite D Conway, AR 72034



KAREN ELLISON, RECORDER

GRANT, BARGAIN, SALE DEED Fairfield Tahoe at South Shore

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WYNDHAM VACATION RESORTS, INC., a Delaware corporation, hereinafter referred to as "Grantor" does hereby grant, bargain, sell and convey unto Raymond Edward Thomas and Phyllis May Thomas, Trustees of the Raymond and Phyllis Thomas Family Trust, dated May 29, 2012, of PO BOX 12457, ZEPHYR COVE, NV 89448 hereinafter referred to as the Grantee(s), the following described real property situated in the County of Douglas, State of Nevada:

A 787,000/128,986,500 undivided fee simple interest as tenants in common in Units 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 and 10304 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 787,000 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 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-rata 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.

DATED this 17th day of June, 2015.

WYNDHAM VACATION RESORTS, INC.

a Delaware corporation

By:

Danielle Barca

Director, Title Services

Attest

By:

Keith Chapman

Assistant Secretary

ACKNOWLEDGMENT

STATE OF Florida

) ss.

COUNTY OF Orange

This instrument was acknowledged before me this 17th day of June 2015, by Danielle Barca as Director, Title Services, and Keith Chapman, as Assistant Secretary, of Wholliam Vacation Resorts, Inc., a Delaware corporation.

NOTARY SEAL

Luz Mery Otalora

Notary Public

My Commission Expires: <u>07/18/2015</u>

LUZ MERY OTALORA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE113729
Expires 7/18/2015

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s): a) 1318-15-820-001 PTN					
	b)					\ \
	c)					
	d)		FOR	RECOR	DERS OPTIONAL US	E ONLY
2.	Type of Property:	b) ∏Single Fam. Res.	Docum	ent/Instru	ment#	
	a)	d) ☐ 2-4 Plex	Book:	-	Page:	
	e)	f) Comm'l/Ind'l	Date o	f Recordin	ıg:	
	g)	h) Mobile Home	Motes:	_		
	i) XOther - Timeshare	• /	$\overline{}$			
3.	Total Value/Sales	Price of Property:			\$ <u>127,639.00</u>	
		eclosure Only (value	e of pr	operty)	\$	
	Transfer Tax Value		V	N	\$ <u>127,639.00</u>	
	Real Property Trans	sfer Tax Due:		7	\$ <u>499.20</u> ;	
4.						
	a) Transfer Tax E	xemption, per NRS	375.09	90, Secti	on:	
	b) Explain Reason for Exemption:					
5.	Partial Interest:Pe	rcentage being tran	sterre		37,000 / 128,986,500	nurcuant t
NDO 6	The undersigned of	jeciares and acknowledge	owiedo	es, una	er penalty of perjury, ided is correct to the	hest of their
NRS 3	s/5.060 and NRS 3	75.110, that the ini	i by de	on prov	ation if called upon to	substantiate
the inf	ation and belief, and	herein Furthermo	re th	e nartie	s agree that disallow	ance of an
claime	d exemption or othe	er determination of	additic	nai tax (due, may result in a pe	enalty of 10%
of the	tax due plus interes	st at 1% per month.	Pursu	ant to N	IRS 375.030, the Buy	er and Selle
shall b	e jointly and several	lly liable for any add	litional	amount	owed.	
and the same of th	1 / /	HILL				nntar/Sallar
Signat		/w	_		apacity <u>Agent for Gra</u> apacity <u>Agent for Gra</u>	
Signat	ture		-/	<u> </u>	apacity Agent for Gra	<u>xritee/Duyer</u>
		ODMATION		- JUNE	D (ODANITEE) INIEOD	NA A TIONI
SELLE	ER (GRANTOR) INF	ORMATION		BUYE	R (GRANTEE) INFOR	WATION
Print Na	(REQUIRED) ame: Wyndham Va	cation Resorts, Inc.	Print N	lame:	RAYMOND EDWARD TH	OMAS
Addres			TRUST			
City:	Orlando		Addre	5 S :	373 ROYCROFT AVE LONG BEACH	
State:	FL Zip:	32821	City: State:	CA	Zip: 908143138	
		VIENTINO DECOD		٠,٠	2. 1. 333 1. 333 1. 333	
COMP	PANY/PERSON REC	LEP OF BLIVER	DING			
Gunte	r-Hayes & Associa		1	Escrow	No.: <u>000571500842</u>	
3200 West Tyler, Suite D			l	Escrow Officer:		
	ay, AR 72034					
		ECORD THIS FOR	M MAY	RE RE	CORDED/MICROFILM	(IED)