DOUGLAS COUNTY, NV RPTT \$604 50 Rec \$15 00

2015-869373

Total \$619 50

09/09/2015 03:35 PM

GUNTER-HAYES & ASSOCIATES LLC

Pas=3

Contract No 000571501204

Number of Points Purchased 1,000,000

Annual Ownership

APN Parcel No 1318-15-820-001 PTN

Mail Tax Bills to Wyndham Vacation Resorts. Inc.

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

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 **Josephus G Wynne and Joanne P Wynne**, **Joint Tenants With the Right of Survivorship**, 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 1,000,000/128,986,500 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 1,000,000 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:

180 Elks Point Road Zephyr Cove, NV 89449

- 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 5th day of August, 2015

WYNDHAM VACATION RESORTS, INC a Delaware corporation

By.

Danielle Barca

Director, Title Services

Attest.

By

Lisa L Gonzalez Assistant Secretary

ACKNOWLEDGMENT

STATE OF Florida

) ss

COUNTY OF Orange

This instrument was acknowledged before me this 5th day of August, 2015, by Danielle Barca as Director, Title Services, and Lisa L. Gonzalez, as Assistant Secretary, of Wyndham Vacation Resorts, Inc., a Delaware corporation.

NOTARY SEAL

Jesus Soto Rondon Notary Public

My Commission Expires 10/30/2017

JESUS SOTO RONDON
MY COMMISSION #FF067333
EXPIRES October 30, 2017
(407) 398-0153
FloridaNotaryService com

STATE OF NEVADA **DECLARATION OF VALUE**

1.	Assessor Parcel N	Jumher(s):				\ \
	a) 1318-15-820-00					\ \
	b)	1111				\ \
	c)					\ \
	d)		FOR RE	COF	RDERS OPTIONAL U	SE ONLY
2.	Type of Property:		l			JE OITE!
	a)∐Vacant Land	b) Single Fam Res	Document/I Book	instru	ment#Page _	Name and Address of the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, where the Owner, which is th
	c) Condo/Twnhse	d)	Date of Rec	cordin		
	e)∐Apt Bldg g)∐Agricultural	h) Mobile Home	Notes		3	
	i) X Other - Timeshare	, —	/			
	·/ [25] - · · · · · · · · · · · · · · · · · ·				1	
	Total Value/Sales				\$ <u>154,708.54</u>	
	Deed in Lieu of For	eclosure Only (valu	e of prope	rty)	\$	
	Transfer Tax Value	1			\$ <u>154,708.54</u>	
	Real Property Trans	sfer Tax Due.	1	Manager .	\$604.50 🗸	
4.	If Exemption Clain	ned:	7	1	/ /	
	a) Transfer Tax Ex	xemption, per NRS	375.090, 5	3ecti	on.	
	b) Explain Reason for Exemption					
	Partial Interest:Pe			1,	000,000 / 128,986,50	<u>0</u>
	The undersigned of	declares and acknowledge	owledges,	unde	er penalty of perjury,	, pursuant to
NRS 3	75 060 and NRS 3	75 110, that the in	formation p	provi	ided is correct to the	best of the
ınforma	ation and belief, and	d can be supported	by docum	enta	ation if called upon to	substantiate
the infe	ormation provided	herein. Furthermo	ore, the pa	arties	s agree that disallow	ance of an
claimed	d exemption, or other	er determination of	additional t	tax d	lue, may result in a pe	enalty of 10%
					RS 375.030, the Buy	
	e jointly and several					
	1 1	j ('ノ		- 1		
Signat					apacity Agent for Gra	
Signat	ure			Ca	apacity <u>Agent for Gra</u>	<u>antee/Buyei</u>
	1			/		
SELLE	R (GRANTOR) INF	ORMATION	BU	<u>JYEF</u>	R (GRANTEE) INFOR	MATION
Print Na	(REQUIRED)	cation Resorts, Inc.	Print Name:		(REQUIRED) JOSEPHUS G WYNNE	
Address		The state of the s	Address:		377 S HARRISON ST AP	Τ 16Δ
City:	Orlando	-	City:		EAST ORANGE	1 100
State:	FL Zip: 3	32821	•	۱J	Zip: 070181227	
COMP	ANY/PERSON REQ	LIESTING PECODI	DING			
<u> </u>	(REQUIRED IF NOT THE SEL		<u>Diivo</u>			
Gunter	-Hayes & Associat		Escr	ow N	lo.: <u>000571501204</u>	
3200 West Tyler, Suite D			Escrow Officer:			
	y, AR 72034					_
	(AS A PUBLIC RE	CORD THIS FORM	MAY BE	REC	ORDED/MICROFILM	IED)