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DOUGLAS COUNTY, NV

RPTT:\$66.30 Rec:\$15.00 Total:\$81.30

2015-872805 11/16/2015 01:50 PM

**GUNTER HAYES & ASSOCIATES** 

Pgs=3

Contract No.:000571501592

Number of Points Purchased: 90,000

Annual Ownership

APN Parcel No.: 1318-15-817-001 PTN

Mail Tax Bills to: Wyndham Vacation Resorts, Inc.

180 Elks Point Road Zephyr Cove, NV 89449

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



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 Jean E. Ruthenberg and Kenneth W. Ruthenberg Jr., Trustees of the Ruthenberg Family Trust, dated July 11, 1989, 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 90,000/138,156,000 undivided fee simple interest as tenants in common in Units 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 and 7303 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 90,000 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 16th day of October, 2015.

WYNDHAM VACATION RESORTS, INC. a Delaware corporation

By:

Danielle Barea

Director, Title Services

Attest:

By:

Lisa L. Gonzalez Assistant Secretary

REAL SEAL TO SELAWARE THE

**ACKNOWLEDGMENT** 

STATE OF Florida

) ) ss.

**COUNTY OF Orange** 

This instrument was acknowledged before me this 16th day of October, 2015, by Danielle Barca as Director, Title Services, and Lisa L. Gonzalez, as Assistant Secretary, of Wyodiam Vacation Resorts, Inc., a Delaware corporation.

**NOTARY SEAL** 

Luz Mery Otalora

Notary Public

My Commission Expires: 08/10/2019

LUZ MERY OTALORA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF908383
Expires 8/10/2019

## STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number	(s):
a) 1318-15-817-001 PTN	\ \
b)	
c)	
d)	FOR RECORDERS OPTIONAL USE ONLY
2. Type of Property:	ngle Fam. Res. Document/Instrument#
a) □ Vacant Land b) □ Sir c) □ Condo/Twnhse d) □ 2-4	igio i ami. reco.
	omm'l/ind'l Date of Recording:
g) ☐ Agricultural h) ☐ Mo	obile Home Notes:
i) <b>⊠</b> Other - Timeshare	
3. Total Value/Sales Price of	F Droporty: C40 040 00
Deed in Lieu of Foreclosure	
Transfer Tax Value:	
Real Property Transfer Tax	\$ <u>16,949.00</u> c Due: \$ <u>66.30</u>
4. If Exemption Claimed:	\$ <u>66.30</u> V
<u>-</u>	n, per NRS 375.090, Section:
b) Explain Reason for Exe	emption:
5. Partial Interest:Percentage	
	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	e 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	mination 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 Selle
shall be jointly and severally liable	
Signature	Consoits Assert for Cronton/College
Signature	Capacity Agent for Grantor/Seller
Signature	Capacity Agent for Grantee/Buyer
OF LED CODALIZORY INCORMA	
SELLER (GRANTOR) INFORMAT	
Print Name: Wyndham Vacation Re	(REQUIRED) esorts, Inc. Print Name: JEAN E RUTHENBERG TRUSTEE
Address: 6277 Sea Harbor Drive	
City: Orlando	City: GOLD RIVER
State: FL Zip: 32821	State: CA Zip: 956700000
COMPANY/PERSON REQUESTIN	IG RECORDING
(REQUIRED IF NOT THE SELLER OR BU	•
Gunter-Hayes & Associates	Escrow No.: <u>000571501592</u>
3200 West Tyler, Suite D	Escrow Officer:
Conway, AR 72034	THIS FORM MAY BE RECORDED/MICROEII MEDI
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