

DOUGLAS COUNTY, NV

2015-873557

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

12/04/2015 11:26 AM

RESORT CLOSINGS, INC.

KAREN ELLISON, RECORDER

APN: 1318-15-822-001 PTN

Prepared By and Return To:
Resort Closings, Inc.
(Without Title Examination)
3701 Trakker Trail Suite 2J
Bozeman, MT 59718
Escrow #TBD
Contract #570808188

Mail Tax Statement To:
WYNDHAM VACATION RESORTS
265 EAST HARMON AVENUE
LAS VEGAS, NV 89109

GRANT DEED

THIS DEED shall operate to perform the transfer of title from JAY YADON, sole owner, whose address is 2465 Campus Drive, Irvine, CA 92612 ("Grantor(s)") to ALPHA HOUSE, LLC, duly organized and existing under and by virtue of the laws of the State of California, whose address is 2465 Campus Drive, Irvine, CA 92612 ("Grantee(s)");

WITNESS, that the Grantor(s), for and in consideration of the receipt and sufficiency of which is hereby acknowledged does grant, bargain, sell, convey, and confirm unto the Grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the COUNTY OF DOUGLAS and the STATE OF NEVADA, described as follows:

"SEE ATTACHED EXHIBIT A"

TOGETHER, with all the singular, the hereditaments and appurtenances thereunto belong, or in anywise appertaining, the reversion or reversions, remainder or remainders, rents, issues, and profits thereof, and all the estate, right, title interest, claim, and demand whatsoever of the Grantor(s), either in laws or equity of, in and to the above bargained premises, with the hereditaments and appurtenances; and

SUBJECT TO taxes and special assessments for the current year and subsequent years and easements, covenants, conditions, and restrictions of record;

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor(s) hereby covenants with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawfully authority to sell and convey said land; that the Grantor(s) hereby fully warrant; the title to said land and will defend the same against the lawful claims of all persons whomsoever;

IN WITNESS WHEREOF, the Grantor(s) have/has caused this deed to be executed on:

DATE: 10/22/14

GRANTOR(S):

[Signature]
JAY YADON

Signed, Sealed and Delivered in the Presence Of:

STATE OF: California

COUNTY OF: Orange

THE 22nd DAY OF October, 2014, JAY YADON, personally appeared before me and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS my hand and official seal:

Press Notarial Seal or Stamp Clearly and Firmly

Signature: [Signature]

Printed Name: Jennifer Mach

A Notary Public in and for said State

My Commission Expires: 8/16/18



EXHIBIT "A"

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 Restriction 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 right which minerals and mineral rights are hereby reserved unto the Grantor, its successors and assigns.

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 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.
- 5.

The Property is a/an ANNUAL Ownership interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interests has been allocated 105,000 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).

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. 1318-15-822-001 PTN _____
- 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
- Other Timeshare

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property \$ 500.00
- b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
- c. Transfer Tax Value: \$ 500.00
- d. Real Property Transfer Tax Due \$ 1.95

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 *Jay Yadon* Capacity Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Jay Yadon
 Address: 2465 Campus Drive
 City: Irvine
 State: CA Zip: 92612

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Alpha House LLC
 Address: 2465 Campus Dr
 City: Irvine
 State: CA Zip: 92612

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Resort Closings, Inc Escrow #: 54978
 Address: 3701 Trakker Trail, Sutie 2J
 City: Bozeman State: MT Zip: 59718

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED