

APN: 1318-15-822-001 PTN

Contract No.: 000570702548

Mail tax statements to:  
Wyndham Vacation Resorts, Inc.  
8427 South Park Circle  
Orlando, FL 32819

Prepared by and submitted by:  
Susan Bredemeyer  
Trademark Property Solutions, LLC  
235 W. Brandon Blvd., #628  
Brandon, FL 33511

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

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Dennis Maria, as surviving spouse of Margaret Maria** (hereinafter referred to as "Grantor"), whose address is 2308 E. Arapaho Road, Fort Mohave, AZ 86426, does hereby grant unto **Steven D. Maria and Carmen M. Ortiz**, husband and wife, as Joint Tenants with Right of Survivorship (hereinafter referred to as "Grantee"), and whose mailing address is 1659 N. 120<sup>th</sup> Street, Wauwatosa, WI 53226 following described real 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 an 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 Developer, its successors and assigns.

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-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.

Being the same property conveyed by a deed recorded on September 24, 2007 as Document No.: 0709748 in Official Records Book 0907 in Page 5176 with the Douglas County Recorder, in Douglas County, Nevada from Wyndham Vacation Resorts, Inc., a Delaware corporation unto Dennis Maria and Margaret Maria, husband and wife, as Joint Tenants with Right of Survivorship. Upon the death of Margaret Maria on February 1, 2011, title vested in Dennis Maria, as the surviving spouse.

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IN WITNESS WHEREOF, Grantor has signed and sealed these presents on this  
3<sup>rd</sup> day of December, 2015.

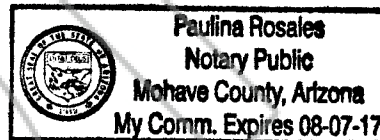
Dennis Maria  
Dennis R. Maria  
Dennis Maria, as surviving spouse of  
Margaret Maria

STATE OF Arizona  
COUNTY OF Mohave

The foregoing instrument was acknowledged before me on  
December 3<sup>rd</sup>, 2015 by Dennis Maria. He is personally known to  
me or has presented a driver's license or passport as identification and signed  
this document in my presence.

Witness my hand and official seal.

Paulina Rosales  
NOTARY PUBLIC



My Commission Expires: 08/07/2017

**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      \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      ( 0.00 )  
 c. Transfer Tax Value:      \$ 0.00  
 d. Real Property Transfer Tax Due      \$ \$0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 05  
 b. Explain Reason for Exemption: Transfer between Parent (Father) to Child (Son).

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: Bredemeyer

Capacity: Agent

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Dennis Maria   
 Address: 2308 E. Arapaho Road  
 City: Fort Mohave  
 State: AZ      Zip: 86426

Print Name: Steven D. Maria  
 Address: 1659 N. 120th Street  
 City: Wauwatosa  
 State: WI      Zip: 53226

**COMPANY REQUESTING RECORDING**

Print Name: Trademark Property Solutions, LLC  
 Address: 235 W. Brandon Blvd., #628  
 City: Brandon

Escrow #: \_\_\_\_\_  
 State: FL      Zip: 33511