



KAREN ELLISON, RECORDER

Recording requested by: \_\_\_\_\_  
When recorded, mail to: \_\_\_\_\_

Name: William Hoffman  
Address: 854 Acalanes Rd.  
City: Lafayette  
State/Zip: CA 94549

Space above reserved for use by Recorder's Office

Property Tax Parcel/Account Number: 1318-15-822-001 PTN  
1318-15-823-001 PTN

### QUITCLAIM DEED

This Quitclaim Deed is made on Sept. 4, 2015, between William H Hoffman, Janet A. Hoffman, Casey W. Hoffman, Tyler A. Hoffman, as joint tenants with right of survivorship.  
Grantors of 854 Acalanes Rd, City of \_\_\_\_\_

Lafayette, State of California, and  
William H Hoffman, Janet A. Hoffman, Casey W. Hoffman, Tyler A. Hoffman, Gayle E. Hoffman, Grantees of 854 Acalanes Rd.  
as joint tenants with right of survivorship. Lafayette, City of Lafayette,  
State of California.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 180 Elks Point Rd, City of \_\_\_\_\_  
Zephyr Cove, State of Nevada:

see attached exhibit "A"

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2015 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 9/4/15

<i>William H Hoffman</i>	<i>Janet A Hoffman</i>
Signature of Grantor	Signature of Grantor
<i>William H Hoffman</i>	<i>Janet A Hoffman</i>
Name of Grantor	Name of Grantor

State of Nevada County of Douglas  
 On Sept. 4, 2015, the Grantors William H Hoffman, Janet A Hoffman, personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

*JG*  
 Notary Signature

Notary Public,  
 In and for the County of Douglas State of Nevada

My commission expires: July 15, 2019 Seal

Send all tax statements to Grantee.

**JACOB GARCIA**  
 Notary Public-State of Nevada  
 APPT. NO. 15-2138-5  
 My App. Expires July 15, 2019

Exhibit A

Contract No.:000571500552  
Number of Points Purchased: 469,000  
Annual Ownership  
APN Parcel No. : 1318-15-822-001 PTN 1318-15-823-001 PTN  
Mail Tax Bills to: Wyndham Vacation Resorts, Inc.  
180 Elks Point Road  
Zephyr Cove, NV 89449



KAREN ELLISON, RECORDER

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 **William H Hoffman, Janet A Hoffman, Casey W Hoffman and Tyler A Hoffman, 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 469,000/183,032,500 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 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 469,000 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.

# State of Nevada Declaration of Value

1. Assessor Parcel Number(s)  
 a) 1318-15-822-001 PTN  
 b) 1318-15-823-001 PTN  
 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  
 i)  Other timeshare

3. Total Value/Sales Price of Property: \_\_\_\_\_  
 Deduct Assumed Liens and/or Encumbrances: \_\_\_\_\_

(Provide recording information: Doc/Instrument #: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_)

Transfer Tax Value per NRS 375.010, Section 2: \_\_\_\_\_

Real Property Transfer Tax Due: \_\_\_\_\_

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: 469,000 / 1,830,325.50 25.6%

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

**SELLER (GRANTOR) INFORMATION**

Seller Signature: William H. Hoffman  
 Print Name: William H. Hoffman  
 Address: 854 Acalanes Road  
 City: Lafayette  
 State: CA Zip: 94549  
 Telephone: (925) 385-0850  
 Capacity: OWNER

**BUYER (GRANTEE) INFORMATION**

Buyer Signature: William H. Hoffman  
 Print Name: William H. Hoffman  
 Address: 854 Acalanes Road  
 City: Lafayette  
 State: CA Zip: 94549  
 Telephone: (925) 385-0850  
 Capacity: OWNER

**COMPANY REQUESTING RECORDING**

Co. Name: \_\_\_\_\_ Esc. #: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)