

APN: 1318-15-822-001 PTN  
1318-15-823-001 PTN

DOUGLAS COUNTY, NV

2016-877831

RPTT:\$1.95 Rec:\$17.00

\$18.95 Pgs=4

03/07/2016 11:29 AM

TIMESHARE TITLE, INC.

KAREN ELLISON, RECORDER

**Mail tax statement to:**  
Wyndham Vacation Resorts, Inc.  
6277 Sea Harbor Drive  
Orlando, FL 32821

**Recording Requested by and  
when recorded return to:**  
Timeshare Title, Inc.  
PO Box 3175  
Sharon, PA 16146

Escrow No.: 16-10495  
Contract No.: 000410538086  
567,000 Points Annual Ownership

**R.P.T.T. \$1.95**

**GRANT, BARGAIN, SALE DEED  
FAIRFIELD TAHOE AT SOUTH SHORE**

THIS INDENTURE WITNESSETH: That this DEED, made this 3<sup>rd</sup> day of February, 2016, by **Michael Richard Wisness**, whose address is **3431 W Thoreau Lane, Anthem, AZ 85086** and **Jennifer Ann Wisness**, whose address is **3046 W Darien Way, Phoenix, AZ 85086**, **Husband and Wife as Community Property**, hereinafter referred to as "**Grantors**", do hereby Grant, Bargain, Sell and Convey to **Michael Wisness, Trustee of The Michael Wisness Revocable Living Trust dated August 14, 2015**, whose address is **3431 W Thoreau Lane, Anthem, AZ 85086**, hereinafter called "**Grantee**", the following described real property situate in the County of Douglas, State of Nevada:

A **567,000/183,032,500** undivided fee simple interest as tenant 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 mineral and mineral rights which minerals and mineral rights are hereby reserved unto the Developer, its successors and assigns.

The property is an **Annual Ownership Interest** as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **567,000 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 does 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 accepts title subject to the restrictions, liens and obligations set forth above and agree 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.

Prior instrument reference: Document No. 806379, Book 712, Pages 6079-6081, as recorded in the Official Records of Douglas County, Nevada.

WITNESS Grantor's hand this 12<sup>th</sup> day of February, 2016

Michael Richard Wisness  
Michael Richard Wisness

STATE OF Arizona

COUNTY OF Maricopa

On this 12<sup>th</sup> day of February, 2016, personally appeared before me, a Notary Public in and for said County and State, **Michael Richard Wisness**, who acknowledged that he executed the above instrument.

WITNESS my hand and official seal.

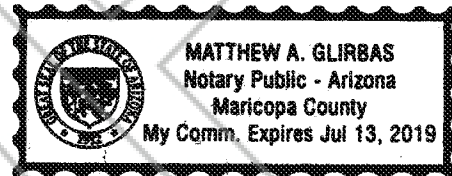
Matthew A Glirbas  
Notary

Matthew A Glirbas  
Notary Printed Name

309519  
Notary Commission No.

My Commission Expires: 7-13-2019,

Press Notarial Seal/Stamp Here



WITNESS Grantor's hand this 26 day of February, 20 16.

Jennifer Ann Wisness  
Jennifer Ann Wisness

STATE OF AZ

COUNTY OF Maricopa

On this 26 day of February, 2016, personally appeared before me, a Notary Public in and for said County and State, Jennifer Ann Wisness, who acknowledged that she executed the above instrument.

WITNESS my hand and official seal.

Tamara Olson  
Notary

Tamara Olson  
Notary Printed Name

271518  
Notary Commission No.

My Commission Expires: May 1, 2019

Press Notarial Seal/Stamp Here



**TAMARA OLSON**  
Notary Public - Arizona  
Maricopa County  
Expires 05/01/2019

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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  
 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:      \$ 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: 100.00 %  
 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 Kathy Penicill Capacity Agent for Grantor  
 Signature Janell Schell Capacity Agent for Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Michael & Jennifer Wisness  
 Address: 3431 W Thoreau Lane  
 City: Anthem  
 State: AZ Zip: 85086

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Wisness Revocable Living Trust  
 Address: 3431 W Thoreau Lane  
 City: Anthem  
 State: AZ Zip: 85086

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Timeshare Title, Inc. Escrow #: 16-10495  
 Address: PO Box 3175  
 City: Sharon State: PA Zip: 16146

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED