



00031830201608779650030031

KAREN ELLISON, RECORDER

Number of Points Purchased: 1,215,000  
APN Parcel No. : 1318-15-818-001 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

## 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

First American Trust, FSB, a federal savings bank, as Trustee, 5 First American Way, Santa Ana, CA 92707, ("Grantee"), duly appointed under the Declaration of Trust for the ClubWyndham Access Vacation Ownership Plan, dated January 4, 2008, to hold in trust pursuant to said Declaration of Trust, as it now exists or is amended from time to time hereafter, with the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property in accordance with the Declaration of Trust, the following described real property situated in the County of Douglas, State of Nevada:

A **1,215,000/109,787,500** undivided fee simple interest as tenants in common in **Units 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302, and 8303** 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"), together with that certain Club Property Declaration for ClubWyndham Access Vacation Ownership Plan ("Plan Declaration"), recorded prior hereto, together with any and all amendments and supplements thereto. Less and except all minerals and mineral rights 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 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.


Grantor hereby covenants with Grantee that it is lawfully seized of said property in fee simple, subject to restrictions, covenants and encumbrances; that it has good right and lawful authority to sell and convey said property and will defend same against the lawful claims of all persons claiming by, through or under it, but not further or otherwise. Conveyance of the real property by the Grantor is without any expressed or implied representation or warranty, including any warranty, statutory or otherwise, of habitability, or fitness for a particular purpose, except as may be required by law as of the date hereof.

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 February 18, 2016.

**WYNDHAM VACATION RESORTS, INC.**  
a Delaware corporation

By:   
\_\_\_\_\_  
Danielle Barca  
Director, Title Services

Attest:  
  
By: \_\_\_\_\_  
LaShunda Thomas  
Assistant Secretary

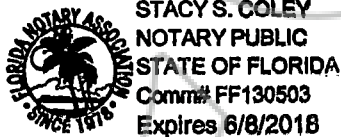



**ACKNOWLEDGMENT**

STATE OF Florida                    )  
                                                  ) ss.  
COUNTY OF Orange                )

This instrument was acknowledged before me this February 18, 2016, by Danielle Barca as Director, Title Services, and LaShunda Thomas, as Assistant Secretary, of Wyndham Vacation Resorts, Inc., a Delaware corporation.

(AFFIX SEAL)



  
\_\_\_\_\_  
Printed Name: Stacy S. Coley  
Notary Public  
My Commission Expires: 6/8/2018

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number(s):**

- a) 1318-15-818-001 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
- i)  Other - Timeshare

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument# \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) **\$14,640.75**  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: **\$14,640.75**  
**\$58.50**

**4. If Exemption Claimed:**

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

**5. Partial Interest: Percentage being transferred: 1,215,000 / 109,787,500**

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 \_\_\_\_\_ Capacity Agent for Grantor/Seller  
 Signature \_\_\_\_\_ Capacity Agent for Grantee/Buyer

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Wyndham Vacation Resorts, Inc.  
 Address: 6277 Sea Harbor Drive  
 City: Orlando  
 State: FL Zip: 32821

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: First American Trust, FSB  
 Address: 5 First American Way  
 City: Santa Ana  
 State: CA Zip: 92707

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Gunter-Hayes & Associates  
 3200 West Tyler, Suite D  
 Conway, AR 72034

Escrow No.: \_\_\_\_\_  
 Escrow Officer: \_\_\_\_\_

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