

DOUGLAS COUNTY, NV

2016-878178

RPTT:\$1.95 Rec:\$15.00

\$16.95 Pgs=2

03/16/2016 09:27 AM

SUMDAY VACATIONS

KAREN ELLISON, RECORDER

Parcel # 1318-15-822-001 PTN  
Wyndham Tahoe at South Shore  
Contract No.: **000580625655**  
Actual/True Consideration\$500.00

Prepared By:  
Bharat C. Patel  
17043 Anns Brook Ct.  
Woodridge, VA 22191

Return Deed to:  
Coastline Holdings, LLC  
5737 Cliff Dr.  
Ft. Smith, AR 72903

Mail Tax Bills to:  
Wyndham Resorts Inc.  
265 East Harmon Avenue  
Las Vegas, NV. 89109

#### WARRANTY DEED

THIS DEED, made this 16th day of January, 2016 by and between Bharat C. Patel and Sumitraben B. Patel, Husband and Wife as Joint Tenants with the Right of Survivorship, whose address is 17043 Anns Brook Ct. Woodridge, VA 22191, Grantor(s) to Coastline Holdings, LLC, an Arkansas Limited Liability Company, as Grantee(s) whose address is 5737 Cliff Dr. Ft. Smith, AR 72903

#### WITNESSETH

That the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant bargain and sell and convey unto the aforesaid Grantee, their heirs, devisees, successors and assigns, the following described property:

A **154,000/183,032,500** 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 field 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 No. 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, Office 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 mineral and mineral rights are hereby reserved unto Fairfield Resorts Inc., successors and assigns.

The Property is a/an **Annual** Ownership Interest as described in the Declaration of Restrictions for Fairfield at South Shore and such ownership interest has been allocated **154,000** Points as defined in the Declaration of Restrictions for Fairfield at South Shore which Points may be used by the Grantee in every **Each** Resort Year(s).

This conveyance is subject to and by accepting this Deed Grantee(s) do(es) hereby agree to assume the obligation for payment of real estate taxes for the current year and subsequent years. Further, by accepting this Deed Grantee(s) accepts title subject to the restrictions, liens and obligations set forth in the (1) Conditions, restrictions, limitations, reservations, easements and other matters of record, (2) Declarations for the Project and all amendments and supplements thereto, and agrees to perform obligations set forth there in accordance with the terms thereof.

The Benefits and obligations hereunder shall inure to and be binding upon the heirs executors, administrators, successors and assigns of the respective parties hereto. The Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons. The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

IN WITNESS WHEREOF Grantor has executed this instrument on the day and year first above written.

Kausik Desai

Witness Signature:

Kausik Desai

Witness Printed Name

B Patel

Bharat C. Patel

Neela Desai

Witness Signature:

NEELA DESAI

Witness Printed Name

Sumitaben B Patel

Sumitaben B. Patel

STATE OF Virginia )  
 )SS.  
COUNTY OF Fairfax )

On this 16 day of January, 2016, before me (insert NAME and TITLE of OFFICER) \_\_\_\_\_, Notary Public \_\_\_\_\_, personally appeared (insert name of signatory(ies)) Bharat C. Patel and Sumitaben B. Patel, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that by he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Virginia that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(SEAL)

Signature Mehul



**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

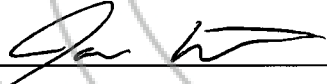
FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

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  Capacity Agent

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Bharat C. Patel  
 Address: 17043 Anns Brook Ct.  
 City: Woodridge  
 State: Va      Zip: 22191

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

Print Name: Coastline Holdings, LLC  
 Address: 5737 Cliff Dr.  
 City: Fort Smith  
 State: AR      Zip: 72903

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

Print Name: Sunday Vacations      Escrow #: SV56876-42621  
 Address: 14788 Business 13  
 City: Branson West      State: MO      Zip: 65737

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED