

DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

2016-880852

05/16/2016 11:47 AM

RESORT PROPERTY MARKETING INTERNATIONAL,
KAREN ELLISON, RECORDER

APN: 1318-15-818-001 PTN

Recording requested by:
The Timeshare Group, LLC
and when recorded mail to:
The Timeshare Group, LLC
12200 W Colonial Dr Suite 200B
Winter Garden FL 34787

Mail Tax Statements To:
Wyndham Vacation Resorts, Inc.
180 Elk Point Road
Zephyr Cove, NV 89449

Contract No: 000430509232

Escrow # JK07151502X

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, **The Timeshare Group, LLC, a Florida Limited Liability Company**, whose address is 12200 W Colonial Dr. Suite 200B, Winter Garden, Florida 34787, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: **Resort Property Marketing International, Inc., an Arkansas Corporation**, whose address is P.O. Box 227, Quitman, Arkansas 72131 "Grantee"


The following real property located in the State of Nevada, County of Douglas, known as South Shore Condominium-318,000 Points; Contract No: 000430509232, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assignees forever.

Document Date: May 16, 2016

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first below written.

**The Timeshare Group, LLC,
a Florida Limited Liability Company**


By: **Thomas Ochoa, Managing Member**

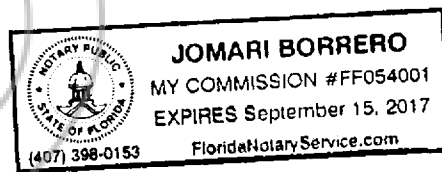
STATE OF Florida) SS

COUNTY OF orange)

On may 6, 2016, before me, the undersigned notary, personally appeared, **Thomas Ochoa, Managing Member for The Timeshare Group, LLC, a Florida Limited Liability Company**, personally known to me (or 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 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.

WITNESS my hand and official seal.

SIGNATURE: 



My Commission Expires: 9-15-2017

EXHIBIT "A"
Legal Description

A 318,000 / 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"). 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 318,000 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)**.

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	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$500.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$500.00
 Real Property Transfer Tax Due: \$1.95

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # n/a
 b. Explain Reason for Exemption: _____

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 [Handwritten Signature] Capacity agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The Timeshare Group LLC
 Address: 12200 W Colonial Dr Suite 200B
 City: Winter Garden
 State: FL Zip: 34787

Print Name: Resort Property Marketing International Inc
 Address: PO Box 277
 City: Quitman
 State: AR Zip: 72131

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: The Timeshare Group LLC Escrow # JK07151502X
 Address: 12200 W Colonial Dr Suite 200B
 City: Winter Garden State: FL Zip: 34787

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