

DOUGLAS COUNTY, NV
RPTT:\$21.45 Rec:\$16.00
\$37.45 Pgs=3

2016-881095
05/20/2016 11:48 AM

RESORT PROPERTY MARKETING INTERNATIONAL,
KAREN ELLISON, RECORDER

Contract No: 000570609503
Number of Points purchased: 500,000
ANNUAL Ownership
APN Parcel No. 1318-15-817-001 PTN
Mail Tax Bill To:
Wyndham Vacation Resorts, Inc.
6277 Sea Harbor Drive
Orlando, FL 32821

Prepared by and return to:
Resort Property Marketing
International Real Estate, PO Box 277,
Quitman, AR 72131, Under the
Supervision of: L. Cody Hayes, PA
700 S 21st, Ft. Smith, AR 72901

GRANT, BARGAIN, SALE DEED
Fairfield Tahoe at South Shore

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Steven C. Fortney, Sole Owner of 96 Tulsa Avenue, Stockton, CA 95215, Grantor(s) and Resort Property Marketing International, Inc., an Arkansas Corporation, of PO Box 277, Quitman, AR 72131, hereinafter referred to as the Grantee(s), the following described real property situated in the County of Douglas, State of Nevada:

A 500,000/138,156,000 undivided fee simple interest as tenants in common in Units 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302, and 7303, 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 provision 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 provision 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.

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.

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 500,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore which Points may be used by the Grantee in every EACH Resort Year.

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.

Title to the Property is herein transferred with all tenements, hereditaments and appurtenances thereunto belonging or appertaining to, and the revisions and reversions, remainder and remainders, rents, issues and profits thereof.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-15-817-001 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: \$ \$5,500.00
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 Transfer Tax Value: \$ \$5,500.00
 Real Property Transfer Tax Due: \$ 21.45

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

5. Partial Interest: Percentage being transferred: 100.0 %

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 Debra J. Gluck Capacity BUYER/AGENT
 Signature Debra J. Gluck Capacity SELLER/AGENT

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: STEVEN C. FORTNEY
 Address: 96 S TULSA AVENUE
 City: STOCKTON
 State: CA Zip: 95215

Print Name: RESORT PROPERTY MKTG INTERN'L INC
 Address: PO BOX 277
 City: QUITMAN
 State: AR Zip: 72131

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: RESORT PROPERTY MARKETING INTERN'L Escrow # _____
 Address: PO BOX 277
 City: QUITMAN State: AR Zip: 721312.

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