

DOUGLAS COUNTY, NV

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

TIMESHARE TITLE, INC.

KAREN ELLISON, RECORDER

2016-882019

06/08/2016 11:36 AM

APN: 1318-15-817-001 PTN

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.: 16-10598
Contract No.: 000571103787
359,000 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 27th day of May, 2016, by **James F. Wells and Mary Kay Wells, Joint Tenants With the Right of Survivorship**, whose address is **4501 W. Shannon Lakes Drive, Tallahassee, FL 32309**, hereinafter referred to as "**Grantors**", do hereby Grant, Bargain, Sell and Convey to **Michael Blank, an Unmarried Man**, whose address is **P.O. Box 10193, Zephyr Cove, NV 89448**, hereinafter called "**Grantee**", the following described real property situate in the County of Douglas, State of Nevada:

A **359,000/138,156,000** undivided fee simple interest as tenant 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 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 **359,000 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. 0793937, Book 1211, Pages 1928-1929, as recorded in the Official Records of Douglas County, Nevada.

COPY

WITNESS Grantors' hands this 1 day of June, 2016.

James F. Wells
James F. Wells

Mary Kay Wells
Mary Kay Wells

STATE OF Florida

COUNTY OF Leon

On this 1 day of June, 2016, personally appeared before me, a Notary Public in and for said County and State, **James F. Wells and Mary Kay Wells**, who acknowledged that they executed the above instrument.

WITNESS my hand and official seal.

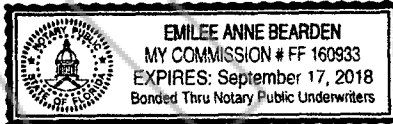
Emilee Bearden
Notary

Emilee Bearden
Notary Printed Name

FF 160933
Notary Commission No.

My Commission Expires: 9-17-2018

Press Notarial Seal/Stamp Here



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1318-15-817-001 PTN
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|---|--|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input checked="" type="checkbox"/> 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: 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 Pencillo Capacity Agent for Grantor
 Signature Michael Blank Capacity Agent for Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: James F. Wells and Mary Kay Wells
 Address: 4501 W. Shannon Lakes Drive
 City: Tallahassee
 State: FL Zip: 32309

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Michael Blank
 Address: P.O. Box 10193
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Timeshare Title, Inc. Escrow #: 16-10598
 Address: PO Box 3175
 City: Sharon State: PA Zip: 16146

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED