

DOUGLAS COUNTY, NV

RPTT:\$3.90 Rec:\$17.00

\$20.90 Pgs=4

2016-882460

06/14/2016 10:33 AM

FIRST AMERICAN TITLE INS CO - NATIONAL

KAREN ELLISON, RECORDER

A.P.N.: 1318-15-817-001
File No: 2161-3496511 (cs)
R.P.T.T.: \$3.90 C

When Recorded Mail To: Mail Tax Statements To:
Wyndham Vacation Resorts, Inc., a Delaware corporation
180 Elks Point Rd
Zephyr Cove, NV 89448

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Dean Platt and Jacqueline Platt, Joint Tenants with Right of Survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Sharetime Holdings, LLC, a Florida limited liability company

the real property situate in the County of Douglas, State of Nevada, described as follows:

A 154,000/138,156,000 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 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.

SUBJECT TO:

- 1. ANY AND ALL RIGHTS OF WAY, RESERVATIONS, RESTRICTIONS, EASEMENTS, MINERAL EXCEPTIONS AND RESERVATIONS AND CONDITIONS OF RECORD.**
- 2. THE CONVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RESERVATIONS AND LIENS SET FORTH IN THE DECLARATION OF RESTRICTIONS FOR GRAND DESERT RESORT, 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 THE GRAND DESERT RESORT, AND ANY SUPPLEMENTS AND AMENDMENTS THERETO.

THE PROPERTY IS AN ANNUAL OWNERSHIP INTEREST AS DESCRIBED IN THE DECLARATION OF RESTRICTIONS FOR GRAND DESERT RESORT AND SUCH OWNERSHIP INTEREST HAS BEEN ALLOCATED 154,000 POINTS AS DEFINED IN THE DECLARATION OF RESTRICTIONS FOR GRAND DESERT RESORT WHICH POINTS MAY BE USED BY THE GRANTEE IN EVERY EACH RESORT YEAR.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 02/10/2016

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)

On April 18, 2016 before me, Kristie Ortega, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Jacqueline Platt and Dean Platt
Name(s) of Signer(s)

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 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Kristie Ortega
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Grant, Bargain
Title or Type of Document: and Deed Sale Document Date: 4/18/16.
Number of Pages: 2 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)
Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-15-817-001
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$750.00
- b) Deed in Lieu of Foreclosure Only (value of _____) (\$ _____)
- c) Transfer Tax Value: \$750.00
- d) Real Property Transfer Tax Due \$3.90

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature] Capacity: agent for seller
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Sharetime Holdings, LLC
 Address: 5406 Hoover Blvd., Suite 5
 City: Tampa
 State: FL Zip: 33634

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Wyndham Vacation Resorts, Inc., a Delaware corporation
 Address: 180 Elks Point Rd
 City: Zephyr Cove
 State: NV Zip: 89448

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

First American Title Insurance
 Print Name: Company File Number: 2161-3496511 cs/cs
 Address: 400 International Parkway, Suite 380
 City: Lake Mary State: FL Zip: 32746

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