

DOUGLAS COUNTY, NV

RPTT:\$3.90 Rec:\$16.00

\$19.90 Pgs=3

2016-882461

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,

Sharetime Holdings, LLC, a Florida limited liability company

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

Wyndham Vacation Resorts, Inc., a Delaware corporation

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 COVENANTS, 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

Sharetime Holdings, LLC, a Florida limited liability company

  
By: Jason Connolly, Manager

STATE OF Florida )  
COUNTY OF Hillsborough ) ss.

This instrument was acknowledged before me on February 26<sup>th</sup> 2016 by, Jason Connolly, as Manager on behalf of Sharetime Holdings, LLC, who is/are personally known to me or has/have produced a valid drivers license as identification.

  
Notary Public  
(My commission expires: 9/21/2019)



Rosanne Luba  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF920155  
Expires 9/21/2019

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 10, 2016** under Escrow No. **2161-3496511**.

**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

<b>FOR RECORDERS OPTIONAL USE</b>	
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: Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

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

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/BA  
 Address: 2300 Maitland Center Parkway, Suite 201  
 City: Maitland State: FL Zip: 32751

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