

DOUGLAS COUNTY, NV

2016-887724

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

09/19/2016 11:20 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

E05

A.P.N. #	A potion of 1318-15-818-001
R.P.T.T.	\$ -0- (#5)
Escrow No.	20161203- TS/AH
<b>Recording Requested By:</b>	
<b>Stewart Vacation Ownership</b>	
<b>Mail Tax Statements To:</b>	
Wyndham Vacation Resorts, Inc. 8427 South Park Cr. Orlando, FL 32819	
<b>When Recorded Mail To:</b>	
Bruce Milroy and Kimberly Milroy 13230 Sutton St. Cerritos, CA 90703	

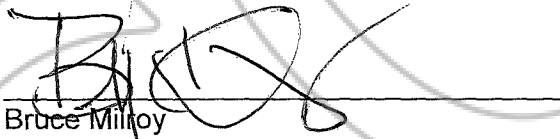
### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **BRUCE MILROY**, an unmarried man for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **BRUCE MILROY**, an unmarried man and **KIMBERLY MILROY**, a single woman together as joint tenants with right of survivorship and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:

Fairfield Tahoe as South Shore, 476,000 Points, Stateline, NV 89449. See Exhibit "A" attached hereto and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 09/13/2016

  
Bruce Milroy

This document is recorded as an  
**ACCOMMODATION ONLY** and without liability  
for the consideration therefore, or as to the  
validity or sufficiency of said instrument, or  
for the effect of such recording on the title of  
the property involved.

**ACKNOWLEDGMENT**

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 Los Angeles

On 09-13-2016 before me, JEONG KOO RHO, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared BRUCE MILROY  
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 

(Seal)



Exhibit 'A'

A 476,000/109,787,500 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 476,000 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.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) A potion of 1318-15-818-001  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property
- |   |   |
|---|---|
| a) <input type="checkbox"/> Vacant Land                       | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse                      | d) <input type="checkbox"/> 2-4 Plex                |
| e) <input type="checkbox"/> Apartment Bldg.                   | f) <input type="checkbox"/> Commercial/Industrial   |
| g) <input type="checkbox"/> Agricultural                      | h) <input type="checkbox"/> Mobile Home             |
| i) <input checked="" type="checkbox"/> Other <u>Timeshare</u> |   |

3. Total Value/Sales Price of Property  
 Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \_\_\_\_\_ \$0.00  
 Real Property Transfer Tax Due: \_\_\_\_\_ \$0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: #5  
 b. Explain Reason for Exemption: Deed to add daughter to title  
 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 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  
Bruce Milroy

Signature: [Signature] Capacity: Grantee  
Bruce Milroy

**SELLER (GRANTOR) INFORMATION**

Print Name: Bruce Milroy  
 Address: 13230 Sutton St.  
 City/State/Zip Cerritos, CA 90703

**BUYER (GRANTEE) INFORMATION**

Print Name: Bruce Milroy  
 Address: 13230 Sutton St.  
 City/State/Zip Cerritos, CA 90703

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**

Company Name: Stewart Vacation Ownership Escrow No 20161203- TS/AH  
 Address: 3476 Executive Pointe Way #16  
 City Carson City State: NV Zip 89706