

*Prepared by or under the supervision of:*

Hayes, Johnson & Conley, PLLC  
700 South 21<sup>st</sup> Street  
Fort Smith, AR 72901

*After recording please return to:*

White Rock Group, LLC  
700 South 21<sup>st</sup> Street  
Fort Smith, AR 72901  
479-242-2940

Contract Number: 580540698  
Number of Points Purchased: 77,000  
BIENNIAL Ownership  
APN Parcel No. 1318-15-820-001 PTN  
Mail Tax Bills to:  
Wyndham Vacation Ownership, Inc.  
6277 Sea Harbor Drive  
Orlando, FL 32821

**WARRANTY DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **JOHN LABOS and SUSAN LABOS, husband and wife** whose address is 180 Elks Point Road, Zephyr Cove, NV 89448, hereinafter referred to as "GRANTORS" do hereby grant, bargain, sell and convey unto **MICHAEL J LABOS, a single person**, whose address is 180 Elks Point Road, Zephyr Cove, NV, hereinafter referred to as "GRANTEE", the following described real property situated in the County of Douglas, State of Nevada:

A **77,000/ 128,986,500** undivided fee simple interest as tenants in common in **Units 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303, and 10304 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 previously reserved unto Fairfield Resorts, Inc., a Delaware corporation, 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 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 **BIENNIAL** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **154,000** Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore which Points may be used by the Grantee in **ODD** Resort Year(s).

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 agrees to perform the obligations set forth in 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.

In witness whereof, this Deed has been executed on this 14<sup>th</sup> day of October, 2016.

GRANTOR:

GRANTOR:

John Labos  
**JOHN LABOS**  
 180 Elks Point Road, Zephyr Cove, NV 89448

Susan Labos  
**SUSAN LABOS**  
 180 Elks Point Road, Zephyr Cove, NV 89448

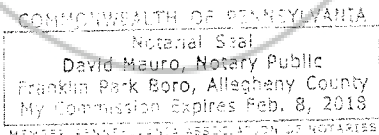
**Acknowledgment**

State of PA )  
 County of Allegheny )

On this 14 day of October, 2016, before me, a Notary Public, within and for said County and State, duly commissioned and acting, appeared, **JOHN LABOS and SUSAN LABOS**, to me personally well-known or proven with valid identification, as the person(s) who executed the foregoing Deed and executed the same for consideration and purposes therein mentioned and set forth, and does hereby so certify.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.  
 (SEAL)

[Signature]  
 Notary Public  
 Print Name: DAVID MAURO  
 My commission expires: 2-8-18



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-15-820-001 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: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 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 # 05  
 b. Explain Reason for Exemption: Transfer from parent to son with \$0.00 consideration.

5. Partial Interest: Percentage being transferred: 100.00% 17,000 / 128,986,500

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 \_\_\_\_\_ Capacity Attorney/Closing Company

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: John Labos and Susan Labos  
 Address: 101 Sonie Drive  
 City: Sewickley  
 State: PA Zip: 15143

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Michael J Labos  
 Address: 2000 Creekview Circle  
 City: Cranberry Township  
 State: PA Zip: 16066

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: White Rock Group, LLC Escrow # \_\_\_\_\_  
 Address: 700 South 21st Street  
 City: Fort Smith State: AR Zip: 72901

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