

Prepared by or under the supervision of:

Hayes, Johnson & Conley, PLLC
700 South 21st Street
Fort Smith, AR 72901

After recording please return to:

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

Contract Number: 570509034

Number of Points Purchased: 154,000
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, **JERRY RICHARD ORTIZ**, a single person and sole owner, whose address is 180 Elks Point Road, Zephyr Cove, NV 89448, hereinafter referred to as "GRANTOR" does hereby grant, bargain, sell and convey unto **JERRY R ORTIZ JR., 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 **154,000/ 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 in 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 308,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore which Points may be used by the Grantee in EVEN Resort Years.

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 10 day of Nov, 2016.

GRANTOR:


JERRY RICHARD ORTIZ
180 Elks Point Road, Zephyr Cove, NV 89448

(California All-Purpose Acknowledgment on Following Page)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 }

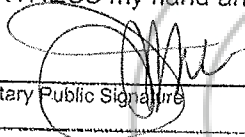
County of Santa Clara }

On 11/10/16 before me, Julie R. Whelan, Notary Public
(Here insert name and title of the officer)

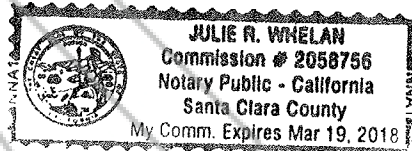
personally appeared Terry Richard Ortiz
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.



Notary Public Signature (Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

- This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
 - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
 - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
 - Print the name(s) of document signer(s) who personally appear at the time of notarization.
 - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
 - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
 - Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-15-820-001
 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 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 is from parent to child (father to son) with \$0.00 consideration.

5. Partial Interest: Percentage being transferred: 100.00% of 154,000 / 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 [Signature] Capacity Attorney/Closing Company
 Signature _____ Capacity _____

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

Print Name: Jerry Richard Ortiz
 Address: 465 Red Lion Way
 City: Newman
 State: CA Zip: 95360

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

Print Name: Jerry R Ortiz, Jr.
 Address: 732 Tennyson Drive
 City: Gilroy
 State: CA Zip: 95020

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)