DOUGLAS COUNTY, NV

RPTT:\$58.50 Rec:\$16.00 Total:\$74.50

2017-895666 03/07/2017 02:36 PM

**GUNTER HAYES & ASSOCIATES LLC** 



KAREN ELLISON, RECORDER

Contract No.: 000570802017 Number of Points Purchased: 105,000

Biennial Ownership

APN Parcel No.:1318-15-819-001 PTN

Mail Tax Bills To: Wyndham Vacation Resorts, Inc.

6277 Sea Harbor Drive, Orlando, FL 32821

Recording requested by: Lawyers Title of Nevada, Inc.

After recording, mail to:

Wyndham Vacation Resorts, Inc., Title Services 6277 Sea Harbor Drive, Orlando, FL 32821

## GRANT, BARGAIN, SALE DEED Fairfield Tahoe at South Shore

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Diane M. Ambrose and Vincenzo Smeraglia, Joint Tenants With the Right of Survivorship, whose address is PO BOX 12457, ZEPHYR COVE, NV 89448, hereinafter referred to as the "Grantor(s)" do hereby grant, bargain, sell and convey unto Wyndham Vacation Resorts, Inc., a Delaware corporation, whose principal offices are at 6277 Sea Harbor Drive, Orlando, FL 32821, hereinafter referred to as the "Grantee", the following described real property situated in Douglas County, Nevada, to wit:

A 105,000/90,245,000 undivided fee simple interest as tenants in common in Units 9101, 9102, 9103, 9104, 9201, 9203 and 9204 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").

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 210,000 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 Year(s).

	Ε	Being part of	or the same proper	ty conveyed to the	Grantor(s) b	y Deed from		
		GRA	NTHE	recorded in the	e official lan	d records for the	aforementioned p	property
on 7	7/1	1/2008	, as Instrur	nent No 200872	2 <i>6584</i> and	being further ide	entified in Grante	:e's
recor	ds as	the property	purchased under (	Contract Number 0	0057080201	7	•	

To have and to hold all and singular, the premises described in this Deed, together with appurtenances, to the Grantee and to the Grantee's proper use and benefit forever. Authority is hereby given from each Grantor to Grantee or a designee of Grantee to execute any and all instruments necessary to effect the recordation of this Deed, including, by way of illustration, declaration of property value, affidavit of consideration, seller's tax declaration and correction of clerical errors.

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 Fairfield Tahoe at South Shore, and any supplements and amendments thereto; 3. All matters set forth on the above-referenced plat of record, and any supplements and amendments thereto.

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.

DATED this 18th day of September, 2016.

My Commission Expires:

Grantor: DIANE M AMBROSE

<u>ACKNOWLEDGEMENT</u>
STATE OF
COUNTY OF
On this the 1817 day of 5 80 20 100 before me, the undersigned, a Notary
Public, within and for the County of State of St
commissioned qualified, and acting to me appeared in person DIANE M AMBROSE, to me personally
well known as the person(s) whose name(s) appear upon the within and foregoing deed of conveyance as
the grantor and stated that they had executed the same for the consideration and purposes therein mentioned
and set forth, and I do hereby so certify.
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal as such Notary
Public at the County and State aforesaid on this day of \$\), 20 (\).
Signature:
Print Name Latitab C Fore
Notary Public ) ( 1.5%

LATIFAH C POWE

NOTARY PUBLIC-STATE OF NEW YORK

No. 01PO6307705

Qualified in Bronx County

My Commission Expires July 07, 2018

Contract: 000570802017 DB

Grantor: VINCENZO SMERAGLIA

STATE OF ()	<u>ACKNOWLEDGEMENT</u>
COUNTY OF ) ss.	
On this the day of Public, within and for the County of	, 2010 before me, the undersigned, a Notary
well known as the person(s) whose name(s) appear u	n person VINCENZO SMERAGLIA, to me personally upon the within and foregoing deed of conveyance as the for the consideration and purposes therein mentioned
and set forth, and I do hereby so certify.	ie for the consideration and purposes therein mentioned
IN TESTIMONY WHEREOF, I have hereup Public at the County and State aforesaid on this	day of, 20 \
Signature: Lance CP	
Print Name: LOTATION CROWN  Notary Public  My Commission Expires:	

LATIFAH C POWE

NOTARY PUBLIC-STATE OF NEW YORK

No. 01PO6307705

Qualified in Bronx County

My Commission Expires July 07, 2018

## STATE OF NEVADA DECLARATION OF VALUE

DECL	ARATION OF VALUE		\ \
	<del>)</del>		
		FOR RECO	RDERS OPTIONAL USE ONLY
a c e g i)	Type of Property:  a) □ Vacant Land b) □ Single Fam. Res  b) □ Condo/Twnhse d) □ 2-4 Plex  c) □ Apt. Bldg f) □ Comm'I/Ind'I  d) □ Agricultural h) □ Mobile Home  l) ☑ Other - Timeshare	Document/Instru Book:	ng:
T F	Fotal Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (valu Fransfer Tax Value: Real Property Transfer Tax Due:	ue of property)	\$ <u>14,949.00</u> \$\$ \$ <u>14,949.00</u> \$ <u>58.50</u>
a b	f Exemption Claimed:  a) Transfer Tax Exemption, per NRS  b) Explain Reason for Exemption:		
5. F	Partial Interest:Percentage being traid to the undersigned declares and acknowledges and acknowledges.	owledges, und	<u>00%</u> der penalty of perjury, pursuant to
NRS 37 informat the info claimed of the ta	75.060 and NRS 375.110, that the ir tion and belief, and can be supported in the provided herein. Furtherm exemption, or other determination of ax due plus interest at 1% per monther in the provided severally liable for any additional interest.	oformation produced by documen ore, the partice additional tax.  Pursuant to be presented to be a contracted by the cont	vided is correct to the best of thei tation if called upon to substantiate es agree that disallowance of any due, may result in a penalty of 10% NRS 375.030, the Buyer and Selle
Signatu		<del>-/-/</del> 9	Capacity <u>Agent for Grantor/Seller</u> Capacity <u>Agent for Grantee/Buyer</u>
Signatu	ire	7 /	·
SELLE	R (GRANTOR) INFORMATION	BUYE	ER (GRANTEE) INFORMATION
Print Nar Address: City: State:		Print Name: Address: City: State: FL	(REQUIRED) Wyndham Vacation Resorts, Inc. 6277 Sea Harbor Drive Orlando Zip: 32821
COMPA	ANY/PERSON REQUESTING RECOF (REQUIRED IF NOT THE SELLER OR BUYER)	RDING	
Gunter	-Hayes & Associates	Escrow	No.: <u>000570802017</u>
3200 W	/est Tyler, Suite D	Escrow	Officer:
Conwa	y, AR 72034		

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