DOUGLAS COUNTY, NV

2017-899259

RPTT:\$83.85 Rec:\$15.00 Total:\$98.85

5/30/2017 11:06 AM

GUNTER-HAYES & ASSOCIATES LLC

Pac=3

Contract No.:000571601319

Number of Points Purchased: 108,000

Annual Ownership

APN Parcel No.: 1318-15-822-001 PTN 1318-15-823-001 PTN

Mail Tax Bills to: Wyndham Vacation Resorts, Inc.

180 Elks Point Road Zephyr Cove, NV 89449

Recording requested by:

Gunter-Hayes & Associates, agents for Fidelity National Title Insurance Co.

After recording, mail to: Attn: Stephen Campbell

Gunter-Hayes & Associates 3200 West Tyler, Suite D

Conway, AR 72034



KAREN ELLISON, RECORDER

GRANT, BARGAIN, SALE DEED Fairfield Tahoe at South Shore

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **WYNDHAM VACATION RESORTS**, **INC.**, a Delaware corporation, hereinafter referred to as "Grantor" does hereby grant, bargain, sell and convey unto **Darlene Roullard**, **Single Woman**, **Sole Owner**, of PO BOX 12457, ZEPHYR COVE, NV 89448 hereinafter referred to as the Grantee(s), the following described real property situated in the County of Douglas, State of Nevada:

A 108,000/183,032,500 undivided fee simple interest as tenants in common in Units 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302 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 108,000 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.

By accepting this deed the Grantee(s) do(es) 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(s) accept(s) title subject to the restrictions, liens and obligations set forth above and agree(s) to perform the obligations set forth in the Timeshare Declaration and 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.

DATED this 12th day of April, 2017.

WYNDHAM VACATION RESORTS, INC. a Delaware corporation

By:

Doug Ward

Director, Title Services

Attest:

By:

Lisa L. Gonzalez Assistant Secretary

ACKNOWLEDGMENT

STATE OF Florida

) ss.

COUNTY OF Orange

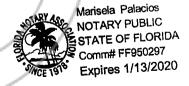
This instrument was acknowledged before me this 12th day of April, 2017, by Doug Ward as Director, Title Services, and Lisa L. Gonzalez, as Assistant Secretary, of Wyndham Vacation Resorts, Inc., a Delaware corporation.

NOTARY SEAL

Marisela Palacios

Notary Public

My Commission Expires: 01/13/2020



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s): a) 1318-15-822-001 PTN b) 1318-15-823-001 PTN 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 Document/Instrument# Book: Page: Date of Recording: Notes:
3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due: \$21,249.00 \$21,249.00 \$83.85 \(\)	
 4. If Exemption Claimed: a) Transfer Tax Exemption, per NRS 375.090, Section: b) Explain Reason for Exemption: 	
5. Partial Interest: Percentage being tran	
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 Agent for Grantor/Seller
Signature	Capacity Agent for Grantee/Buyer
SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION	
(REQUIRED) (REQUIRED)	
Print Name: Wyndham Vacation Resorts, Inc. Address: 6277 Sea Harbor Drive	Print Name: DARLENE ROULLARD Address: 3209 BOWERS LN
City: Orlando	City: CARSON CITY
State: FL Zip: 32821	State: NV Zip: 897061340
COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)	
Gunter-Hayes & Associates	Escrow No.: 000571601319
3200 West Tyler, Suite D	Escrow Officer:
Conway, AR 72034	
(AS A DUDI IS BESORD THE FORM MAY BE DECORDED/MICROSH MED)	

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