

DOUGLAS COUNTY, NV

2017-902254

RPTT:\$0.00 Rec:\$15.00

\$15.00 Pgs=2

08/03/2017 09:44 AM

WHITE ROCK GROUP, LLC

KAREN ELLISON, RECORDER

E05

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
479-242-0974

Contract Number: 570803338
Number of Points Purchased: 84,000
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, **RALPH BAER and NANCY BAER, Joint Tenants with the Right of Survivorship**, whose address is 180 Elks Point Road, Zephyr Cove, NV 89448, hereinafter referred to as "GRANTORS" do hereby grant, bargain, sell and convey unto **ANDREA BAER, a single person and sole owner**, 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 **84,000/ 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 Wyndham Vacation Resorts, Inc., a Delaware corporation, its successors and assigns.

The property is an **BIENNIAL** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **168,000** 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.

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 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 agree to perform the obligations set forth in the Timeshare 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.

In witness whereof, this Deed has been executed on this 28 day of July, 2017.

GRANTOR:

Ralph Baer
RALPH BAER
180 Elks Point Road, Zephyr Cove, NV 89448

GRANTOR:

Nancy Baer
NANCY BAER
180 Elks Point Road, Zephyr Cove, NV 89448

Acknowledgment

State of WA)
County of Snohomish)

On this 28 day of July, 2017, before me, a Notary Public, within and for said County and State, duly commissioned and acting, appeared, **RALPH BAER and NANCY BAER**, to me personally well-known or proven with valid identification, as the persons 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)



Micki Kunz
Notary Public
Print Name: Micki-Chau Micki Kunz
My commission expires: FEB. 14, 2019

(Please **DO NOT** Sign or Stamp outside this box.)

**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
 Other -Time Share

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 05
 b. Explain Reason for Exemption: Transfer from parent to child

5. Partial Interest: Percentage being transferred: 100 % of 84,000 / 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: Agent/Closing Company
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Ralph Baer and Nancy Baer
 Address: 18208 67th Avenue SE
 City: Snohomish
 State: WA Zip: 98296

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Andrea Baer
 Address: 258 Dallas Street
 City: Mount Vernon
 State: WA Zip: 98274

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: White Rock Group LLC Escrow # _____
 Address: 700 South 21st Street
 City: Fort Smith State: AR Zip: 72901