

A.P.N.: 1318-15-817-001  
File No: 2161-3766046 (BA)  
R.P.T.T.: \$ 3.90

When Recorded Mail To: Mail Tax Statements To:  
Sharetime Holdings, LLC  
5406 Hoover Blvd., Suite 5  
Tampa, FL 33634

### ***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Richard Pearce and Nina Pearce as joint tenants with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Sharetime Holdings, LLC, a Florida limited liability company

the real property situate in the County of Douglas, State of Nevada, described as follows:

**A 77,000/138,156,000 undivided fee simple interest as tenants in common in Units 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302, and 7303 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 hereof 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.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 06/21/2017

COPY

Richard Pearce  
Richard Pearce

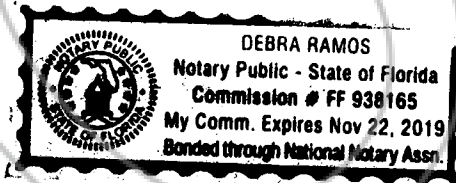
Nina Pearce  
Nina Pearce

STATE OF Florida )  
COUNTY OF Pasco ) : ss.

This instrument was acknowledged before me on June 22, 2017 by **Richard Pearce and Nina Pearce.**

Debra Ramos  
Notary Public  
(My commission expires: 11/22/19)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 6/22/17 under Escrow No. **2161-3766046.**



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-15-817-001
- 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

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$1000.00
- b) Deed in Lieu of Foreclosure Only (value of \_\_\_\_\_ (\$ \_\_\_\_\_))
- c) Transfer Tax Value: \$1000.00
- d) Real Property Transfer Tax Due \$3.90

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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: *Richard Pearce*

Capacity: GRANTOR

Signature: *Nina Pearce*

Capacity: GRANTOR

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

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

Print Name: Richard Pearce and Nina Pearce

Print Name: Sharetime Holdings, LLC

Address: 10339 Moshie Lane

Address: 5406 Hoover Blvd., Suite 5

City: San Antonio

City: Tampa

State: FL Zip: 33576

State: FL Zip: 33634

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance

Print Name: Company

File Number: 2161-3766046 BA/CF

Address: 400 International Parkway, Suite 380

City: Lake Mary

State: FL Zip: 32746

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