

DOUGLAS COUNTY, NV

2017-905372

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

10/09/2017 02:43 PM

HAYES TITLE, LLC.

KAREN ELLISON, RECORDER

APN PARCEL NO. 1318-15-822-001 PTN

Contract No. 570705087

MAIL TAX BILLS TO:

Wyndham Vacation Ownership
8427 South Park Circle Suite 500
Orlando, FL 32819

Prepared by and after recording mail to:

Hayes Title, LLC.

P.O. Box 1148

Fort Smith, AR 72902

(479)242-8813

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THIS Deed made this 23 day of Sept, 2017 by and among Maria L. Edwards and Enrique L. Ramos (hereinafter called "Grantors") and Coastline Holdings, LLC. (hereinafter called "Grantee") whose address is whose address is 5737 Cliff Drive, Fort Smith, AR 72903, does hereby bargain, sell, transfer and convey unto said Grantee and its successors and assigns forever, all of the right, title and interest owned, claimed or held by the Grantor in and to the following described real property located in Douglas County, Nevada and more particularly described as follows:

A 84,000/183,032,500 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.


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 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 Year(s).

To have and to hold the same unto the said Grantees and unto their heirs, successors and assigns forever, with all appurtenances thereunto belonging.

In witness whereof, this Quitclaim Deed has been executed on this 23rd day of September, 2017.



Maria L. Edwards



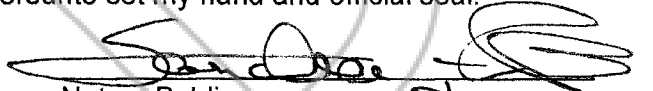
Enrique L. Ramos

Acknowledgment

State of California
County of San Joaquin

On this 23 day of September, 2017, before me, a Notary Public, within and for said County and State, duly commissioned and acting, appeared Maria L. Edwards, to me personally well known as the person who has executed the foregoing Deed and has executed the same for consideration and purpose therein mentioned and set forth, and I do hereby so certify.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

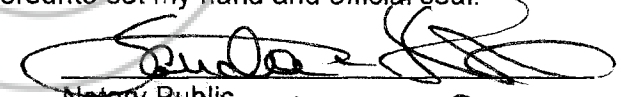

Notary Public
My commission expires: 5-24-2018 Sandra M. Krugman

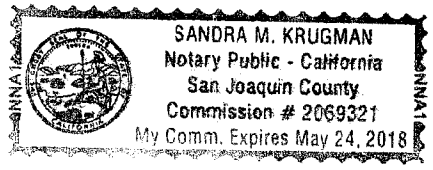
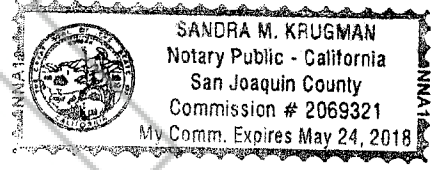
Acknowledgment

State of California
County of San Joaquin

On this 23 day of September, 2017, before me, a Notary Public, within and for said County and State, duly commissioned and acting, appeared Enrique L. Ramos, to me personally well known as the person who has executed the foregoing Deed and has executed the same for consideration and purpose therein mentioned and set forth, and I do hereby so certify.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public
My commission expires: 5-24-2018 Sandra M. Krugman



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-15-822-001 ATN
 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: \$ 500,00
 Deed in Lieu of Foreclosure Only (value of property) (0)
 Transfer Tax Value: \$ 500,00
 Real Property Transfer Tax Due: \$ 1.95

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 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 Kellen Stiles Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Maria L Edwards
 Address: And Encino L Ramos
 City: 180 ELKS POINT RD
 State: Zephyr Cove NV 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Coastline Holdings LLC
 Address: 5737 Cliff Drive
 City: Ft Smith
 State: Ar Zip: 72403

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Hoges Title LLC Escrow # 8456
 Address: 5737 Cliff Drive
 City: Ft Smith State: Ar Zip: 72403

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