

DOUGLAS COUNTY, NV

2017-905453

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=2

10/11/2017 11:33 AM

STANDARD TIMESHARE TRANSFERS

KAREN ELLISON, RECORDER

Parcel # 1318-15-820-001 PTN  
Wyndham Tahoe at South Shore  
Contract No.: 000570804336  
Actual/True Consideration \$500.00

Prepared By:  
Ronald W. Brown  
3595 Sartain Rd.  
Mineral Wells, TX 76067

Mail Tax Bills to:  
Wyndham Resorts Inc.  
265 East Harmon Avenue  
Las Vegas, NV. 89109

Return Recorded Deed To:  
Coastline Holdings, LLC  
5737 Cliff Dr.  
Ft. Smith, AR 72903

## WARRANTY DEED

THIS DEED, made this 9th day of August, 2017 by and between **Ronald W. Brown, Married Man, and Deborah L. Brown**, Joint Tenants with Right of Survivorship, whose address is 3595 Sartain Rd., NE 68647, Grantor(s) to Coastline Holdings, LLC An Arkansas Limited Liability Company, as Grantee(s) whose address is 5737 Cliff Dr., Ft. Smith, AR 72903.

### WITNESSETH

That the Grantor, in consideration of Five Hundred Dollars (\$500.00) and other good and valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant bargain and sell and convey unto the aforesaid Grantee, their heirs, devisees, successors and assigns, the following described property:

A **300,000/109,787,500** undivided fee simple interest as tenants in common in, **Units 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302, and 8303 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 field 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 12, 2002 and recorded December 5, 2002 in Book 1202, Page 2182. as Instrument No. 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, Office 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 mineral and mineral rights are hereby reserved unto Fairfield Resorts Inc., successors and assigns.

The Property is a/an **Annual** Ownership Interest as described in the Declaration of Restrictions for Fairfield at South Shore and such ownership interest has been allocated **300,000** Points as defined in the Declaration of Restrictions for Fairfield at South Shore which Points may be used by the Grantee in every **Each** Resort Year(s).

This conveyance is subject to and by accepting this Deed Grantee(s) do(es) hereby agree to assume the obligation for payment of real estate taxes for the current year and subsequent years. Further, by accepting this Deed Grantee(s) accepts title subject to the restrictions, liens and obligations set forth in the (1) Conditions, restrictions, limitations, reservations, easements and other matters of record, (2) Declarations for the Project and all amendments and supplements thereto, and agrees to perform obligations set forth there in accordance with the terms thereof.

The Benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. The Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons. The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

IN WITNESS WHEREOF Grantor has executed this instrument on the day and year first above written.

Gordon Haynes  
Witness Signature:

Omega River  
Witness Signature

Gordon Haynes  
Witness Printed Name

Omega Rivera  
Witness Printed Name

Ronald W. Brown  
Ronald W. Brown

Deborah L. Brown  
Deborah L. Brown

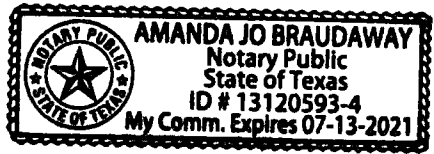
STATE OF Texas )  
COUNTY OF Parker )SS.

On this 9th day of August, 20 17, before me (insert NAME and TITLE of OFFICER) Amanda Jo Braudaway, Notary Public Personal Banker personally appeared (insert name of signatory(ies)) Ronald W. Brown and Deborah L. Brown, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that by he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(SEAL)



Amanda Jo Braudaway  
Signature

**Note to Notary:** Please keep seal out of the ¼ inch margin on all sides and do not place it over print of the document. **ONLY BLACK, NO BLUE INK MAY BE USED FOR SIGNATURES OR STAMPS.**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1318-15-820-001  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |   |  |                                  |
|---|--|----------------------------------|
| a. <input type="checkbox"/> Vacant Land             | b. <input type="checkbox"/> Single Fam. Res. | FOR RECORDER'S OPTIONAL USE ONLY |
| c. <input type="checkbox"/> Condo/Twnhse            | d. <input type="checkbox"/> 2-4 Plex         | Book: _____ Page: _____          |
| e. <input type="checkbox"/> Apt. Bldg               | f. <input type="checkbox"/> Comm'l/Ind'l     | Date of Recording: _____         |
| g. <input type="checkbox"/> Agricultural            | h. <input type="checkbox"/> Mobile Home      | Notes: _____                     |
| <input checked="" type="checkbox"/> Other Timeshare |  |                                  |

3. a. Total Value/Sales Price of Property \$ 500.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( 0.00 )  
 c. Transfer Tax Value: \$ 500.00  
 d. 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: 100.00 %  
 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 Rhysten Huston Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Ronald Brown and Deborah Brown  
 Address: 3595 Sartaom Rd.  
 City: Mineral Wells  
 State: TX Zip: 76067

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Coastline Holdings, LLC  
 Address: 5737 Cliff Drive  
 City: Fort Smith  
 State: AR Zip: 72903

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Standard Timeshare Transfers Escrow #: STT70824-53807  
 Address: 741 N. 20th Street  
 City: Ozark State: MO Zip: 65721