

DOUGLAS COUNTY, NV

2017-906295

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

10/31/2017 11:19 AM

STEWART TITLE VACATION OWNERSHIP

KAREN ELLISON, RECORDER

E07

<b>A.P.N. #</b>	A ptn of 1318-15-280-001
<b>R.P.T.T.</b>	\$ -0- (#7)
<b>Escrow No.</b>	20170101- TS/AH
<b>Recording Requested By:</b>	
Stewart Vacation Ownership	
<b>Mail Tax Statements To:</b>	
Wyndham Vacation Resorts, Inc. 8427 South Park Cr. Orlando, FL 32819	
<b>When Recorded Mail To:</b>	
Charles D. Abdouch and Vicki S. Abdouch 5400 W. 36th St. Sioux Falls, SD 57106	

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **LEONA KLINKEL**, Trustee of the **LLOYD C. KLINKEL AND LEONA KLINKEL REVOCABLE TRUST**, dated July 24, 2001, as amended and restated for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **CHARLES D. ABDOUCH** and **VICKI S. ABDOUCH**, Co-Trustees of the **CHARLES D. ABDOUCH REVOCABLE LIVING TRUST**, dated July 24, 2017 and **CHARLES D. ABDOUCH** and **VICKI S. ABDOUCH**, Co-Trustees of the **VICKI S. ABDOUCH REVOCABLE LIVING TRUST**, dated July 24, 2017 and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Douglas, State of Nevada, bounded and described as follows:

Wyndham Fairfield Tahoe at South Shore, 154,000 Points, Annual Use, Zephyr Cove, NV 89448. See Exhibit "A" attached hereto and by this reference made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: Oct 23-17

LLOYD C. KLINKEL and LEONA KLINKEL  
REVOCABLE TRUST, dated July 24, 2001,  
as amended and restated

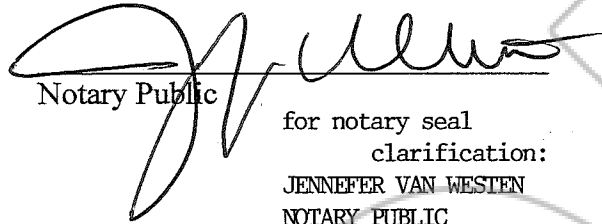
*Leona Klinkel*

Leona Klinkel, Trustee

STATE OF South Dakota )  
 ) ss  
COUNTY OF Minnehaha )

On Oct 23, 2017, personally appeared before me, a Notary Public,  
LEONA KLINKEL

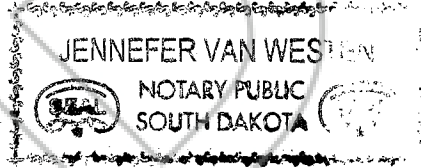
personally known or proved to me to be the person(s) whose name(s) is/are  
subscribed to the above instrument who acknowledged that he/she/they executed  
the same for the purposes therein stated.

  
Notary Public

for notary seal  
clarification:

JENNEFER VAN WESTEN  
NOTARY PUBLIC  
SOUTH DAKOTA

My Commission Expires  
August 21, 2019



My Commission Expires  
August 21, 2019

Exhibit 'A'

A 154,000/128,986,500 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 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 154,000 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.

**This document is recorded as an  
ACCOMMODATION ONLY and without liability  
for the consideration therefore, or as to the  
validity or sufficiency of said instrument, or  
for the effect of such recording on the title of  
the property involved.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) A ptn of 1318-15-280-001  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	<u>SG - Trust OK</u>

2. Type of Property
- |   |   |
|---|---|
| a) <input type="checkbox"/> Vacant Land                       | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse                      | d) <input type="checkbox"/> 2-4 Plex                |
| e) <input type="checkbox"/> Apartment Bldg.                   | f) <input type="checkbox"/> Commercial/Industrial   |
| g) <input type="checkbox"/> Agricultural                      | h) <input type="checkbox"/> Mobile Home             |
| i) <input checked="" type="checkbox"/> Other <u>Timeshare</u> |   |

3. Total Value/Sales Price of Property  
 Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \_\_\_\_\_ \$0.00  
 Real Property Transfer Tax Due: \_\_\_\_\_ \$0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: #7  
 b. Explain Reason for Exemption: Transfer property from Trust for no consideration  
 5. Partial Interest: Percentage being transferred: 100 %

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 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: *Leona Klinkel* Capacity: Grantor  
 Leona Klinkel, Trustee

Signature: \_\_\_\_\_ Capacity: Grantee  
 Charles D. Abdouch, Co-Trustee

**SELLER (GRANTOR) INFORMATION**

Print Name: Leona Klinkel, Trustee  
 Address: 4904 S. Oxbow Ave. Apt. 201  
 City/State/Zip Sioux Falls, SD 57106

**BUYER (GRANTEE) INFORMATION**

Print Name: Charles D. Abdouch, Co-Trustee  
 Address: 5400 W. 36th St.  
 City/State/Zip Sioux Falls, SD 57106

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**

Company Name: Stewart Vacation Ownership Escrow No 20170101- TS/AH  
 Address: 3476 Executive Pointe Way #16  
 City Carson City State: NV Zip 89706