

DOUGLAS COUNTY, NV

2018-909663

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

01/25/2018 01:50 PM

HAYES TITLE, LLC.

KAREN ELLISON, RECORDER

APN PARCEL NO. 1318-15-819-001 PTN

Contract No. 430507475

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 20 day of December, 2017 by and among Charles T. Martin, III and Theresa M. Martin (hereinafter called "Grantors") and Coastline Holdings, LLC., (hereinafter called "Grantees") whose address is whose address is 5737 Cliff Drive, Fort Smith, AR 72903, does hereby bargain, sell, transfer and convey unto said Grantee and unto 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 52,500/138,156,000 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 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 105,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore which Points may be used by the Grantee in ODD Resort Year(s).


To have and to hold the same unto the said Grantee and unto its successors and assigns forever, with all appurtenances thereunto belonging.

In witness whereof, this Deed has been executed on this 20 day of December, 2017.

Grantors



Charles T. Martin, III



Theresa M. Martin

Acknowledgment

State of Arizona)

County of Mohave)

On this 20 day of December, 2017, before me, a Notary Public, within and for said County and State, duly commissioned and acting, appeared Charles T. Martin, III, 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: 2/20/2019

Acknowledgment

State of Arizona)

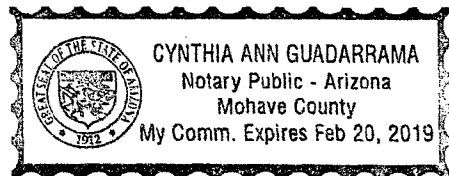
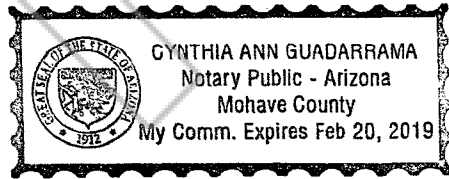
County of Mohave)

On this 20 day of December, 2017, before me, a Notary Public, within and for said County and State, duly commissioned and acting, appeared Theresa M. Martin, 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:
2/20/2019



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-15-822-001 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
 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) (\$0.00)
 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 *Charles T Martin, III* Capacity Agent for Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Charles T Martin, III & Theresa M. Martin
 Address: 180 Elks Point Road
 City: Zephyr Cove
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Coastline Holdings, LLC.
 Address: 180 Elks Point Road
 City: Zephyr Cove
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Hayes Title, LLC. Escrow # 7870
 Address: P.O. Box 1148
 City: Fort Smith State: AR Zip: 72902

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