

DOUGLAS COUNTY, NV

2018-910469

RPTT:\$15.60 Rec:\$35.00

\$50.60 Pgs=3

02/16/2018 09:22 AM

FIRST AMERICAN TITLE INS CO - NATIONAL

KAREN ELLISON, RECORDER

A.P.N.: 1318-15-818-001

File No: 2161-3882060 (cs)

R.P.T.T.: \$ 15.60

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,

James P. Walsh, Jr. and Carolyn V. Walsh Trustees of The Walsh Family Trust Agreement dated February 17, 2000

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 420,000 / 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 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 ANNUAL Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 420,000 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. 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: 01/17/2018

James P. Walsh, Jr. and Carolyn V. Walsh  
Trustees of The Walsh Family Trust  
Agreement dated February 17, 2000

*James P. Walsh, Jr. Trustee*  
James P. Walsh, Jr., Trustee

*Carolyn V. Walsh, Trustee*  
Carolyn V. Walsh, Trustee

STATE OF NEVADA )  
 ) : ss.  
COUNTY OF WASHOE )



This instrument was acknowledged before me on JANUARY 23, 2018 by  
**James P. Walsh, Jr. and Carolyn V. Walsh Trustees of The Walsh Family Trust**  
**Agreement dated February 17, 2000.**

*Diana L. Evans*  
Notary Public  
(My commission expires: 9/26/2021)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**January 17, 2018** under Escrow No. **2161-3882060**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1318-15-818-001  
 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

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$4,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$4,000.00  
 d) Real Property Transfer Tax Due \$15.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_  
 \_\_\_\_\_ %

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: [Signature]  
 Signature: \_\_\_\_\_

Capacity: AS Agent for seller.  
 Capacity: \_\_\_\_\_

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

Print Name: Walsh Family Trust  
 Address: 275 Neighborhood Way Apt 134  
Sparks, NV 89441  
 State: NV Zip: 89506

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

Print Name: Sharetime Holdings, LLC  
 Address: 5406 Hoover Blvd., Suite 5  
 City: Tampa  
 State: FL Zip: 33634

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

First American Title Insurance  
 Print Name: Company  
 Address: 400 International Parkway, Suite 380  
 City: Lake Mary

File Number: 2161-3882060 cs/cs  
 State: FL Zip: 32746