35

DOUGLAS COUNTY, NV

RPTT:\$304.20 Rec:\$35.00 Total:\$339.20

2018-912362 04/02/2018 03:19 PM

WHITE ROCKTITLE LLC

Pas=3

Number of Points Purchased: 400,000

Annual Ownership

APN Parcel No.: 1318-15-819-001 PTN

Mail Tax Bills to: Wyndham Vacation Resorts, Inc.

180 Elks Point Road Zephyr Cove, NV 89449

Contract No.:000571701697

Recording requested by:

White Rock Title, LLC, agents for Fidelity National Title Insurance  $\operatorname{Co}$ .

After recording, mail to:

White Rock Title, LLC, 2907 E. Joyce Blvd, Suite 2

Fayetteville, AR 72703



KAREN ELLISON, RECORDER

## GRANT, BARGAIN, SALE DEED Fairfield Tahoe at South Shore

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **WYNDHAM VACATION RESORTS, INC.**, a Delaware corporation, hereinafter referred to as "Grantor" does hereby grant, bargain, sell and convey unto **Saeng Thammasen**, **Single Woman**, **Sole Owner**, of PO BOX 12457, ZEPHYR COVE, NV 89448 hereinafter referred to as the Grantee(s), the following described real property situated in the County of Douglas, State of Nevada:

A 400,000/90,245,000 undivided fee simple interest as tenants in common in Units 9101, 9102, 9103, 9104, 9201, 9203 and 9204 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 400,000 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.

By accepting this deed the Grantee(s) do(es) hereby agree to assume the obligation for the payment of a pro-rata or proportionate share of the real estate taxes for the current year and subsequent years. Further, by accepting this deed the Grantee(s) accept(s) title subject to the restrictions, liens and obligations set forth above and agree(s) to perform the obligations set forth in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore, in accordance with the terms thereof.

Title to the Property is herein transferred with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

DATED this 22nd day of February, 2018.

WYNDHAM VACATION RESORTS, INC. a Delaware corporation

Bv:

Danielle Barca

Director, Title Services

Attest:

By:

Lashunda Thomas Assistant Secretary

ACKNOWLEDGMENT

STATE OF Florida

) ss.

**COUNTY OF Orange** 

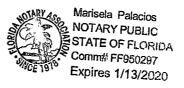
This instrument was acknowledged before me this 22nd day of February, 2018, by Danielle Barca as Director, Title Services, and Lashunda Thomas, as Assistant Secretary, of Wyndham Vacation Resorts, Inc., a Delaware corporation.

**NOTARY SEAL** 

Marisela Palacios

Notary Public

My Commission Expires: 01/13/2020



## STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):	\ \
a) 1318-15-819-001 PTN	\ \
b)	
c)	
d)	FOR RECORDERS OPTIONAL USE ONLY
2. Type of Property: a) □ Vacant Land b) □ Single Fam. Res	Document/Instrument#
a)	Book: Page:
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l	Date of Recording:
g) ☐ Agricultural h) ☐ Mobile Home	Notes:
i) X Other - Timeshare	
, and a second s	
3. Total Value/Sales Price of Property:	\$ <u>77,977.95</u>
Deed in Lieu of Foreclosure Only (valu	e of property) \$
Transfer Tax Value:	\$ <u>77,977.95</u>
Real Property Transfer Tax Due:	\$304.20 🗸
	\$ <u>304,20</u> ♥
	075 000 Castinus
a) Transfer Tax Exemption, per NRS	3/5.090, Section:
b) Explain Reason for Exemption:	
5. Partial Interest:Percentage being tran	
	owledges, 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	
	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 add	
Strail be jointly and severally liable for any add	illional amount owed.
Signature	Capacity Agent for Grantor/Seller
Signature	Capacity Agent for Grantee/Buyer
Signature (9)	/ /
	DUNCED (ODANITEE) INCODMATION
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED) Print Name: Wyndham Vacation Resorts, Inc.	(REQUIRED) Print Name: SAENG THAMMASEN
Address: 6277 Sea Harbor Drive	Address: 3133 CLYDESDALE WAY
City: Orlando	City: FAIRFIELD
State: FL Zip: 32821	State: CA Zip: 945337715
	•
COMPANY/PERSON REQUESTING RECORDING	
(REQUIRED IF NOT THE SELLER OR BUYER)	Ecorow No : 000571701697
White Rock Title, LLC	Escrow No.: <u>000571701697</u>
2907 E. Joyce Blvd, Suite 2	Escrow Officer:
Fayetteville, AR 72703	
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)	