

DOUGLAS COUNTY, NV

2018-914663

RPTT:\$1.95 Rec:\$35.00

05/25/2018 09:44 AM

\$36.95 Pgs=2

WHITE ROCK GROUP, LLC

KAREN ELLISON, RECORDER

Prepared by or under the supervision of:

Hayes, Johnson & Conley, PLLC
700 South 21st Street
Fort Smith, AR 72901

After recording please return to:

White Rock Group, LLC
700 South 21st Street
Fort Smith, AR 72901
479-242-0974

Contract Number: 570805788

Number of Points Purchased: 84,000

BIENNIAL Ownership

APN Parcel No. 1318-15-822-001 PTN

Mail Tax Bills to:

Wyndham Vacation Ownership, Inc.

6277 Sea Harbor Drive

Orlando, FL 32821

WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **STEPHEN J PAVLAK and SUSAN M PAVLAK, joint tenants with the right of survivorship**, whose address is 180 Elks Point Road, Zephyr Cove, NV 89448, hereinafter referred to as "GRANTORS" do hereby grant, bargain, sell and convey unto **NAGHMEH SHADDI KAMIABIPOUR, a single person and sole owner**, whose address is 180 Elks Point Road, Zephyr Cove, NV, hereinafter referred to as "GRANTEE", the following described real property situated in the County of Douglas, State of Nevada:

A **84,000/ 183,032,500** undivided fee simple interest as tenants in common in **Units 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302 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, as previously reserved.

The property is a **BIENNIAL** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **168,000** 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 Years.

SUBJECT TO:

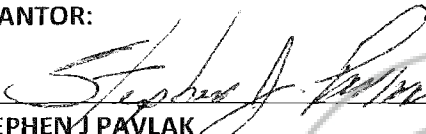
- 1) Any and all rights of way, reservations, restrictions, easements, mineral exceptions and reservations, and conditions of record;
- 2) The covenants, conditions, restrictions and liens set forth in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore, and 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 does 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 accepts title subject to the restrictions, liens and obligations set forth above and agrees 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.

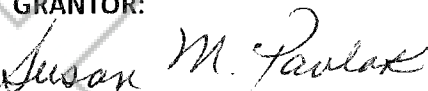
Title to the Property is herein transferred with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

In witness whereof, this Deed has been executed on this 4 day of MAY, 2018.

GRANTOR:


 STEPHEN J PAVLAK
 180 Elks Point Road, Zephyr Cove, NV 89448

GRANTOR:

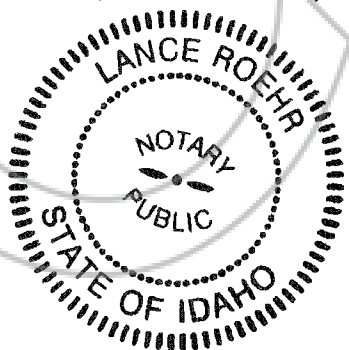

 SUSAN M PAVLAK
 180 Elks Point Road, Zephyr Cove, NV 89448

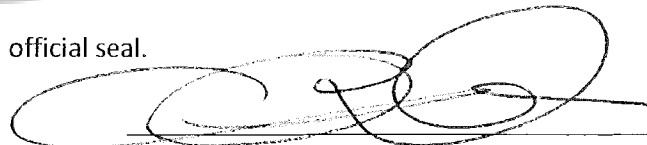
Acknowledgment

State of IDAHO)
)
 County of ADA)

On this 4 day of MAY, 2018, before me, a Notary Public, within and for said County and State, duly commissioned and acting, appeared, **STEPHEN J PAVLAK and SUSAN M PAVLAK**, to me personally well-known or proven with valid identification, as the persons who executed the foregoing Deed and executed the same for consideration and purposes therein mentioned and set forth, and does hereby so certify.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.
(SEAL)




 Notary Public
 Print Name: LANCE ROEHR
 My commission expires: 9 APR 2024

(Please **DO NOT** Sign or Stamp outside this box.)

**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
- Other Time-Share

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

3.a. Total Value/Sales Price of Property

\$ 500.00

b. Deed in Lieu of Foreclosure Only (value of property (n/a))

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 % of 84,000 / 193,032.500

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] Capacity: Closing Company

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Steven J Pavlak & Susan M Pavlak
 Address: 484 West Dreyfuss Lane
 City: Meridian
 State: ID Zip: 83646

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Naghmeh Shaddi Kamiabipour
 Address: 29306 Rue Fleurie
 City: Laguna Niguel
 State: CA Zip: 92677

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

Print Name: White Rock Group LLC
 Address: 700 South 21st Street
 City: Fort Smith

Escrow # _____
 State: AR Zip: 72901