

DOUGLAS COUNTY, NV RPTT:\$76.05 Rec:\$35.00

Total:\$111.05 WHITE ROCKTITLE LLC

2018-915316 06/11/2018 01:28 PM

Pgs=3

Contract No.:000551700073

Number of Points Purchased: 203,000

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

Recording requested by:

White Rock Title, LLC, agents for Fidelity National Title Insurance 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 Michael A Washington II, Single Man, 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 203,000/90,245,000 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 203,000 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 25th day of April, 2018.

WYNDHAM VACATION RESORTS, INC. a Delaware corporation

By:

Danielle Barca

Director, Title Services

Attest:

By:

Lashunda Thomas Assistant Secretary

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**ACKNOWLEDGMENT** 

STATE OF Florida

) ss.

**COUNTY OF Orange** 

This instrument was acknowledged before me this 25th day of April, 2018, by Danielle Barca as Director, Title Services, and Lashunda Thomas, as Assistant Secretary, of Wyndham Vacation Resorts,

Inc., a Delaware corporation.

**NOTARY SEAL** 

Michael W. Kerrigan, J.
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF219072
Expires 4/9/2019

Michael W. Kerrigan, Jr.

Notary Public

My Commission Expires: 04/09/2019

## STATE OF NEVADA DECLARATION OF VALUE

						\ \
1.	Assessor Parcel N	lumber(s):				\ \
	a) 1318-15-819-00	1 PTN				\ \
	b)					\ \
	c)					
	d)		FOR RE	ECOF	RDERS OPTIONAL	USE ONLY
2.	Type of Property:		l			\
	a)⊡Vacant Land	b) Single Fam. Res.	Document Book:	msuu	Page:	
	c) Condo/Twnhse	d) 2-4 Plex f) Comm'l/Ind'l	Date of Re	ecordir		
	e)	h) Mobile Home	Notes:			
	i) X Other - Timeshare				<del></del>	
	I/ Zalomo: Immosman					
3.	Total Value/Sales	Price of Property:			\$ <u>19,049.00</u>	
	Deed in Lieu of For	eclosure Only (valu	e of prope	erty)	\$	
	Transfer Tax Value				\$ <u>19,049.00</u>	
	Real Property Tran	sfer Tax Due:		Mary .	\$ <u>76.05</u> ✓	
4.	If Exemption Clain	ned:				
	a) Transfer Tax E	xemption, per NRS	375.090,	Secti	ion:	
	b) Explain Reason for Exemption:					
5.	Partial Interest:Pe	rcentage being tran	sferred:		03,000 / 90,245,00	
	The undersigned of	declares and acknowledge	owledges,	und	ler penalty of perju	ury, pursuant to
NRS 3	75.060 and NRS 3	75.110, that the in	formation	prov	rided is correct to t	the best of thei
informa	ation and belief, and	d can be supported	by docu	ment	ation if called upor	n to substantiate
the inf	ormation provided	herein. Furthermo	ore, the p	artie	s agree that disal	lowance of any
claime	d exemption, or othe	er determination of	additional	∣tax o	due, may result in a	penalty of 10%
of the	tax due plus interes	st at 1% per month.	Pursuan	t to N	NRS 375.030, the $E$	Buyer and Selle
shall b	e jointly and several	lly liable for any add	ditional an	าount	t owed.	
and the same of th	1 1 1	A Do	- /		apacity Agent for	Grantor/Seller
Signat					apacity <u>Agent for</u>	
Signat	cure		/	⁄—Ч	apacity Agent for	<u>Granitee/Duyer</u>
						ODMATION
SELLE	R (GRANTOR) INF	ORMATION	B	UYE	R (GRANTEE) INF	ORMATION
Print Na	(REQUIRED)	cation Resorts, Inc.	Print Nam	۵.	(REQUIRED) MICHAEL A WASHIN	GTON II
Address	<u>-</u>		Address:	•	26 MALLARD DR	
City:	Orlando	$\wedge$	City:		HACKETTSTOWN	
State:	FL Zip:	32821	State:	NJ	Zip: 0784028	313
COMP	ANY/PERSON REC	DUESTING RECOR	DING			
<u> </u>	(REQUIRED IF NOT THE SEL					
	Rock Title, LLC	/			No.: <u>00055170007</u>	<u>3</u>
2907 E	E. Joyce Blvd, Suite	e 2	Esc	row	Officer:	
Fayett	eville, AR 72703	/				
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