

DOUGLAS COUNTY, NV RPTT:\$376.35 Rec:\$35.00

09/14/2018 03:06 PM

2018-919645

WHITE ROCK TITLE LLC

Total:\$411.35

Pas=

Contract No.:000571800325

Number of Points Purchased: 505,000

Annual Ownership

APN Parcel No.: 1318-15-820-001 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 **Louie James Sabado Hilario, Trustee of The Louie James Hilario Living Trust, dated July 8, 2014.** 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 505,000/128,986,500 undivided fee simple interest as tenants in common in Units 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 and 10304 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 505,000 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 26th day of July, 2018.

WYNDHAM VACATION RESORTS, INC.

a Delaware corporation

By:

Doug Ward

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 26th day of July, 2018, by Doug Ward as Director, Title Services, and Lashunda Thomas, as Assistant Secretary, of Wyndham Vacation Resorts, Inc., a Delaware corporation.

NOTARY SEAL

Michael W. Kerrigan, Jr.

Notary Public

My Commission Expires: 04/09/2019

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

STATE OF NEVADA DECLARATION OF VALUE

| | | \ \ |
|--|--|--|
| 1. | Assessor Parcel Number(s): | \ \ |
| | a) 1318-15-820-001 PTN | ~ \ \ |
| | b) | |
| | c) | |
| | d) | FOR RECORDERS OPTIONAL USE ONLY |
| 2. | Type of Property: | Document/Instrument# |
| | a) Vacant Land b) Single Far | Book: Page: |
| | c) Condo/Twnhse d) 2-4 Plex e) Apt. Bldg f) Comm'l/In | d'l Date of Recording: |
| | g) Agricultural h) Mobile Ho | |
| | i) XOther - Timeshare | |
| _ | ~ | <. < h |
| 3. | Total Value/Sales Price of Prop | |
| | Deed in Lieu of Foreclosure Only | · · · · · · · · · · · · · · · · · · · |
| | Transfer Tax Value: | \$ <u>96,171.41</u> |
| | Real Property Transfer Tax Due: | \$ <u>376.35</u> 🗸 |
| 4. | If Exemption Claimed: | |
| | a) Transfer Tax Exemption, per | |
| _ | b) Explain Reason for Exemption | n: |
| 5. | Partial Interest:Percentage bein | |
| | | acknowledges, under penalty of perjury, pursuant to |
| | | he information provided is correct to the best of the |
| information and belief, and can be supported by documentation if called upon to substantiat | | |
| the information provided herein. Furthermore, the parties agree that disallowance of an | | |
| | | on 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 Selle | | |
| shall b | e jointly and severally liable for an | y additional amount owed. |
| Signat | rure | Capacity Agent for Grantor/Seller |
| Signat | | Capacity Agent for Grantee/Buyer |
| / Jigina. | (Mg) | oupusity <u>rigorit for OrantoorBayor</u> |
| SELLE | R (GRANTOR) INFORMATION | BUYER (GRANTEE) INFORMATION |
| | (REQUIRED) | (REQUIRED) |
| Print Na | | |
| Address | s: 6277 Sea Harbor Drive Orlando | TTEE Address: 200 KEN CT |
| City: State: | FL Zip: 32821 | City: VALLEJO |
| State. | 1 E 21p. 32321 | State: CA Zip: 945914273 |
| COMP | ANY/DERSON REQUESTING RE | |
| COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER) | | |
| White | Rock Title, LLC | Escrow No.: <u>000571800325</u> |
| 2907 E | i. Joyce Blvd, Suite 2 | Escrow Officer: |
| Fayett | eville, AR 72703 | |
| The state of the s | 440 4 DUDI 10 DECODD TUIO | |

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