

DOUGLAS COUNTY, NV

2018-921068

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=2

10/17/2018 09:33 AM

STERLING TITLE PARTNERS INC

KAREN ELLISON, RECORDER

Prepared By and Record and Return to:  
Boca Raton Timeshare Transfers  
21845 Powerline Road, suite 201  
Boca Raton FL 33433

Mail Tax Statements to:  
Wyndham Vacation Resorts, Inc.  
6277 Sea Harbor Drive  
Orlando FL 32821

Contract # 000570408260

APN #: 1318-15-817-001PTN

**GRANT, BARGAIN and SALE DEED**  
**Fairfield Tahoe at South Shore**

THIS DEED, made this 4<sup>th</sup> day of September 2018 by and between **TIMESHARE ACQUISITIONS, LLC, a Florida Limited Liability Company**, (hereinafter known as "Grantor"), whose post office address is: 4700 Millenia Blvd., suite 250B, Orlando FL 32839 , unto **WYNDHAM VACATION RESORTS, INC., a Delaware corporation**, (hereinafter known as "Grantee"), whose post office address is: 6277 Sea Harbor Drive, Orlando FL 32821

**WITNESSETH**

That the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain and sell and convey unto the aforesaid Grantee, their heirs, devisees, successors and assigns, the following real estate in Douglas County, Nevada, described as follows:

A 210,000/138,156,000 undivided fee simple interest as tenants in common in Units 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302, and 7303 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, it's successors and assigns.

Subject to easements and rights of way of record; subject to all matters set forth on the Plat depicting the units above described and Subject to the reservations, restrictions, liens and covenants set out in the Declaration; and subject to mineral reservations, conveyances and leases of record, if any.

Together with all and singular the hereditaments and appurtenances thereunto belonging.

The property described above is/an **Annual** ownership interest as described in the Declaration and such ownership interest has been allocated **210,000 Points** (as defined in the Declaration) for use by the Grantee(s) in Each year(s).

By acceptance of this Deed, Grantee(s) hereby agree(s) for himself, his heirs, successors and assigns to be bound by all of the provisions, terms and conditions of said Declaration. Articles, Plat, By-Laws, and all rules and regulations which may be promulgated thereunder, and any amendments thereto.

This is not homestead property.

Grantor hereby covenants with the said Grantee that it will forever warrant and defend the title to said property.

IN WITNESS WHEREOF Grantor has executed this instrument on the day and year first above written.

*Evelyn Niedemcki*  
Print: Evelyn Niedemcki

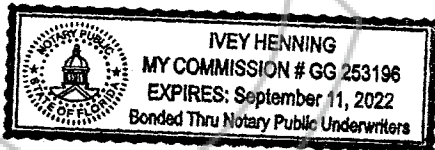
*David Samuel Pontius*  
**TIMESHARE ACQUISITIONS, LLC.,**  
**A Florida Limited Liability Company**  
**By: David Samuel Pontius,**  
**It's Authorized Representative,**  
**Grantor**

*Ricarta Benson*  
Print: Ricarta Benson

State of Florida  
County of Orange

I hereby certify that on this 4<sup>th</sup> day of September 2018, before me, an officer duly authorized in FL to take acknowledgements, personally appeared David Samuel Pontius, and who has produced DL as identification and who did not take an oath, and they acknowledged before me that they executed the foregoing for the purpose intended therein.

In Witness Whereof, I have hereunto set my hand and affixed my seal in the State and County above mentioned, this 4<sup>th</sup> day of September 2018



(Notary Seal)

*Ivey Henning*  
Notary Public

Print: Ivey Henning  
My Commission Expires: 9/11/22

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1318-15-817-001 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 Timeshare

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3.a. Total Value/Sales Price of Property      \$ 500  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value:                              \$ 500  
 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: \_\_\_\_\_ %  
 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: Grantor

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Timeshare Acquisitions LLC  
 Address: 4700 Millenia Blvd ste 250B  
 City: Orlando  
 State: FL Zip: 32839

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Wyndham Vacation Resorts, Inc.  
 Address: 6277 Sea Harbor Drive  
 City: Orlando  
 State: FL Zip: 32821

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Boca Raton Timeshare Transfers Escrow # \_\_\_\_\_  
 Address: 21845 Powerline Rd suite 201  
 City: Boca Raton State: FL Zip: 33433