

DOUGLAS COUNTY, NV

2018-921701

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

11/01/2018 02:33 PM

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: 570609412

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, **Sylvia June Gostissa-Golden and Thomas R. Golden, 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 **SHARETIME HOLDINGS, LLC, a Florida limited liability company**, whose address is 180 Elks Point Road, Zephyr Cove, NV 89448, 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 **EVEN** 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 16-4 day of 2018

GRANTOR:

deceased
SYLVIA JUNE GOSTISSA-GOLDEN
180 Elks Point Road, Zephyr Cove, NV 89448

GRANTOR:

Thomas R. Golden
THOMAS R. GOLDEN
180 Elks Point Road, Zephyr Cove, NV 89448

Acknowledgment

State of _____)
County of _____)

* Please See California All-Purpose
Acknowledgment Attached MHS
10-4-18

On this _____ day of _____, 20____, before me, a Notary Public, within and for said County and State, duly commissioned and acting, appeared, **SYLVIA JUNE GOSTISSA-GOLDEN AND THOMAS R. GOLDEN**, 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: _____
My commission expires: _____

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Solano)

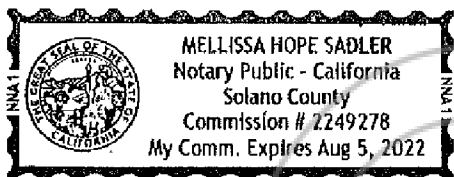
On 10-4-18 before me, Melissa Hope Sadler, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Thomas R. Golden
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Melissa Hope Sadler
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: 10-4-18
Number of Pages: 1 Signer(s) Other Than Named Above: Sylvia June Gostisser-Golden (deceased spouse)

Capacity(ies) Claimed by Signer(s)

Signer's Name: Thomas R. Golden
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing: grantor

Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

**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 TIMESHARE

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 % 84,000 / 183,032,500
 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: Manager
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED) THOMAS R. GOLDEN
 Print Name: SYLVA JUNE GOSTISSA-GOLDEN
 Address: 1035 WHISTLER DR.
 City: SUISUN CITY
 State: CALIFORNIA Zip: 94585

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: SHARETIME HOLDINGS, LLC
 Address: 5406 HOOVER BOULEVARD SUITE 5
 City: TAMPA
 State: FLORIDA Zip: 33634

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

Print Name: White Rock Group LLC Escrow # _____
 Address: 700 South 21st Street
 City: Fort Smith State: AR Zip: 72901