DOUGLAS COUNTY, NV

RPTT:\$436.80 Rec:\$35.00

\$471.80 Pgs=2 2019-924157

01/02/2019 09:41 AM

WHITE ROCK GROUP, LLC KAREN ELLISON, RECORDER

Contract No.:002241802095

Number of Points Purchased: 750,000

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

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 Hildasue Anderson Honts and Vincent Vernon Honts, Wife and Husband as Joint Tenants With the Right of Survivorship, 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 750,000/128,986,500 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 750,000 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 appartenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

DATED this 6th day of December, 2018.

WYNDHAM VACATION RESORTS, INC.

a Delaware corporation

By:

Danielle Barca

Director, Title Services

Attest:

 $\mathbf{B}_{\mathbf{Y}}$

Lashunda Thomas Assistant Secretary

ACKNOWLEDGMENT

STATE OF Florida

) ss.

COUNTY OF Orange

This instrument was acknowledged before me this 6th day of December, 2018, by Danielle Barca as Director, Title Services, and Lashunda Thomas, as Assistant Secretary, of Wyndham Vacation Resorts, Inc., a Delaware corporation.

NOTARY SEAL

Marisela Palacios Notary Public

My Commission Expires: 01/13/2020

Marisela Palacios
NOTARY PUBLIC
STATE OF FLORIDA
CE 1818 Expires 1/13/2020

STATE OF NEVADA DECLARATION OF VALUE

				()	
1.	Assessor Parcel Number(s):				
	a) 1318-15-820-00	1 PTN		\ \	
	b)			\ \	
	c)				7
•	d)		FOR RECO	ORDERS OPTIONAL USE ONLY	
2.	Type of Property:	b) [] Single Fam. Res	Document/Ins	trument#	
	a)∏Vacant Land c)∏Condo/Twnhse	d) ☐ 2-4 Plex	Book:	Page:	
	e)	f) 🔲 Comm'l/Ind'l	Date of Recor	ding:	
	g)∭Agricultural	h) 🗌 Mobile Home	Notes:		
	i) 🗓 Other - Timeshare	e ,			J
3,	Total Valua/Salas	Drice of Preparty		6444 020 75	1
3. Total Value/Sales Price of Property: \$\frac{111,939.75}{\}\$ Deed in Lieu of Foreclosure Only (value of property) \$\frac{1}{2}\$					
	Transfer Tax Value	The state of the s	ae or property		
	Real Property Trans			\$ <u>111,939.75</u> \$ <u>436</u> .80	
4.	If Exemption Claim			\$ <u>430.00</u>	
a) Transfer Tax Exemption, per NRS 375.090, Section:					
	b) Explain Reason for Exemption:				
5.	Partial Interest:Pe	and the same of th	nsferred:	750,000 / 128,986,500	
	and the second s	F 76		nder penalty of perjury, pursuant	to
NRS 3	-/		- N N N N N N N N.	ovided is correct to the best of the	
			7. 7. 7.	ntation if called upon to substantia	
	The state of the s		1 1	ies agree that disallowance of ar	
claimed	d exemption, or othe	er determination of	additional tax	k due, may result in a penalty of 10	%
of the	tax due plus interes	t at 1% per month	. Pursuant to	NRS 375.030, the Buyer and Sell	er
shall be	e jointly and several	ly liable for any add	ditional amou	nt owed.	
Signat	ure	(46		Capacity Agent for Grantor/Selle	r
Signat		7 201	- APT	Capacity Agent for Grantee/Buye	
O.g. lac	(Capabily Menteror Chances	
CELLE	D IODANTODI INE	OPMATION	DIIV	ER (GRANTEE) INFORMATION	
SLLL	R (GRANTOR) INF	DRIVATION	DOI	(REQUIRED)	
Print Na	ime: Wyndham Vad	cation Resorts, Inc.	Print Name:	HILDASUE ANDERSON HONTS	
Address		or Drive	Address:	3760 GLENGEVLIN WAY	
City:	Orlando	2024	City:	BETTENDORF	
State:	FL Zip: 3	2821	State: IA	Zip: 527220000	
	ANY/PERSON REQ		DING		
	(REQUIRED IF NOT THE SELI	LER OR BUYER)	Ecorou	V. N 002244.00200E	
White Rock Title, LLC 2907 E. Joyce Blvd, Suite 2		Escrow No.: <u>002241802095</u> Escrow Officer:			
	•		ESCION	v Officer:	
rayette	eville, AR 72703	CODD TUIC FOD!	M MAY DE DI		
	(MO A PUBLIC RE	:COKD 11112 FOKI	W WAT DE KI	ECORDED/MICROFILMED)	