

DOUGLAS COUNTY, NV

2019-924804

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=2

01/22/2019 09:30 AM

FIRST RELIABLE TRANSFER

KAREN ELLISON, RECORDER

**Prepared By and Return To:**

Jason Connolly  
First Reliable Transfers  
3741 S. Hwy 27  
Suite A  
Clermont, FL 34711

**File No. 2018100046**

**Contract NO. 000570610824**

**Property Appraiser's Parcel I.D. (folio) Number(s):**

1318-15-822-001

Mail Tax Statements to:

Wyndham Vacation Resorts, Inc.  
6722 Sea Harbor Dr. Orlando, FL 32821

## WARRANTY DEED

THIS WARRANTY DEED dated Jan 12<sup>th</sup>, 2019, by Sharetime Holdings, LLC, a Florida limited liability company, whose post office address is 5406 Hoover Blvd., Suite 5, Tampa, Florida 33634 hereinafter called the grantor, to Wyndham Vacation Resorts, Inc., a Delaware corporation, whose post office address is 6277 Sea Harbor Dr., Orlando, FL 32821 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$300.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Douglas County, Nevada, viz:

A 80,000 / 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").

This 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 80,000 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 easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2018.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*Frankie Monte*  
(Witness #1 Signature)  
Frankie Monte  
(Witness #1 Printed Name)  
*Adriana Valdes*  
(Witness #2 Signature)  
Adriana Valdes  
(Witness #2 Printed Name)

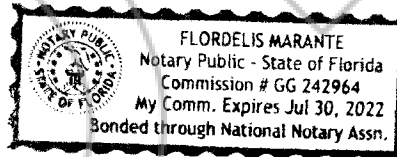
Sharetime Holdings, LLC

*Jason Connolly*  
By: Jason Connolly, Authorized Agent

STATE OF Florida  
COUNTY OF Walton

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of January, 2019, by Jason Connolly, Authorized Agent for Sharetime Holdings, LLC, who produced Driver license as identification.

*Frankie Monte*  
Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-15-822-001  
 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  
 i)  Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$500.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$500.00  
 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: n/a

5. Partial Interest: Percentage being transferred: \$100.1%

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 \_\_\_\_\_ Capacity \_\_\_\_\_ Agent \_\_\_\_\_

Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Agent \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Sharetime Holdings, LLC  
 Print Name: \_\_\_\_\_  
 Address: 5406 Hoover Blvd Suite 5  
 City: Tampa  
 State: FL Zip: 33479

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Wyndham Vacation Resorts Inc  
 Print Name: \_\_\_\_\_  
 Address: 6277 Sea Harbor Dr.  
 City: Orlando  
 State: FL Zip: 32820

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: First Reliable Transfers Escrow # 2018100046  
 Address: 3741 Hwy 27 Suite A  
 City: Clermont State: FL Zip: 34711

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