

DOUGLAS COUNTY, NV

2019-925420

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=2

02/06/2019 09:20 AM

WHITE ROCK GROUP, LLC

KAREN ELLISON, RECORDER

Parcel Number: 1318-15-817-001 PTN  
Prepared by or under the supervision of:  
Hayes, Johnson & Conley, PLLC  
700 South 21<sup>st</sup> Street  
Fort Smith, AR 72901

After recording please return to:  
White Rock Group, LLC  
700 South 21<sup>st</sup> Street  
Fort Smith, AR 72901  
479-242-0974

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT, **JOYCE A HOLMAN and JAMES K HOLMAN, TRUSTEES OF THE HOLMAN TRUST, DATED DECEMBER 17, 1990**, whose address is 180 Elks Point Road, Zephyr Cove, NV 89448, hereinafter called GRANTOR(s), for and in valuable consideration paid by **JOYCE A HOLMAN and JAMES K HOLMAN, TRUSTEES OF THE HOLMAN TRUST, DATED DECEMBER 17, 1990**, whose address is 180 Elks Point Road, Zephyr Cove, NV 89448, hereinafter called GRANTEE(s), the receipt of which is hereby acknowledged, has/have bargained and sold, and by these presents do(es) hereby grant, bargain, sell and convey unto the aforesaid GRANTEE(s) and each of their heirs, devisees, successors and assigns, the following described property located in Douglas County, Nevada to wit:

A **790,000/ 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, as previously reserved.

The Property is an **ANNUAL** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **790,000** Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee(s) in **EACH** Resort Year.

Being part of or the same property, and subject to the same terms, conditions, and restrictions as conveyed to the GRANTOR(s) by Deed from Wyndham Vacation Resorts, Inc., a Delaware corporation, recorded in the official land records for the aforementioned property on January 8, 2016, at Instrument Number 2016-875062.

**Together With** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

GRANTOR(s) do(es) hereby covenant with GRANTEE(s) that they are lawfully seized of the Vacation Ownership Interest conveyed herein; that GRANTOR(s) has/have good and lawful authority to sell and convey said VOI; that GRANTOR(s) do/does hereby fully warrant title to said VOI and will defend the same against the lawful claims of all persons claiming by and through GRANTOR(s); and that said Vacation Ownership Interest is free of all encumbrances except easements, restrictions, and reservations of record and taxes for the current year and subsequent years.

Capitalized or block terms used herein shall have those meanings ascribed to them in the Declaration.

The plural number as used herein shall equally include the singular and vice versa. The masculine or feminine gender as used herein shall equally include the neuter.

IN WITNESS WHEREOF, this Deed has been executed on this 29 day of January, 2019.

GRANTOR:

GRANTOR:

Joyce A. Holman  
JOYCE A HOLMAN, TRUSTEE OF THE  
HOLMAN TRUST, DATED DECEMBER 17, 1990  
180 Elks Point Road, Zephyr Cove, NV 89448

James K. Holman  
JAMES K HOLMAN, TRUSTEE OF THE  
HOLMAN TRUST, DATED DECEMBER 17, 1990  
180 Elks Point Road, Zephyr Cove, NV 89448

Acknowledgment

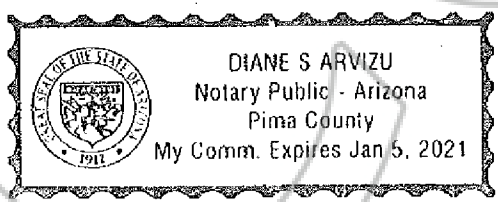
State of Arizona )  
County of Pinal )

On this 29 day of Jan, 2019, before me, a Notary Public, within and for said County and State, duly commissioned and acting, appeared, **JOYCE A HOLMAN and JAMES K HOLMAN, TRUSTEES OF THE HOLMAN TRUST, DATED DECEMBER 17, 1990**, to me personally well-known or proven with valid identification, as the person(s) 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)

Diane S Arvizu  
Notary Public  
Printed Name: Diane S. Arvizu  
My commission expires: 1-5-2021



(Please **DO NOT** Stamp or Sign outside this Box)

**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 \$ 500.00
- 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 % 790,000 / 138156000  
 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 / Closing Company  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Joyce A & James K Holman  
 Address: 37560 Skyline Drive  
 City: Tucson  
 State: AZ Zip: 85739

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Joyce A & James K Holman  
 Address: 37560 Skyline Drive  
 City: Tucson  
 State: AZ Zip: 85739

**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