DOUGLAS COUNTY, NV RPTT \$493 35 Rec \$35 00

2019-925961 02/21/2019 03 35 PM

WHITE ROCK GROUP LLC

Total \$528 35

Pos=3

Contract No 000571801448 Number of Points Purchased 775 000 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



KAREN ELLISON, RECORDER

## 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 **James A Jacobs and Jennife: A Jacobs, Trustees of the 2003 JacobsFamily Trust, dated September 25, 2003**, 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 775,000/128,986,500 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 775 000 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 appurtenances thereunto belonging or appertaining and the reversion and reversions remainder and remainders rents issues and profits thereof

DATED this 3rd day of January 2019

WYNDHAM VACATION RESORTS, INC

a Delaware corporation

Bv

Shannon Burgos Director Title Services

Attest

Ву

Lashunda Thomas Assistant Secretary

**ACKNOWLEDGMENT** 

STATE OF Florida

) ss

**COUNTY OF Orange** 

This instrument was acknowledged before me this 3rd day of January 2019, by Shannon Burgos as Director, Title Services and Lashunda Thomas as Assistant Secretary, of Wyndham Vacation Resorts. Inc a Delaware corporation

**NOTARY SEAL** 

Denise H Belton

Notary Public

My Commission Expires 09/18/2018

Denise H Belton **NOTARY PUBLIC** STATE OF FLORIDA Comm# GG259219 Expires 9/18/2022

DELAWA

## STATE OF NEVADA DECLARATION OF VALUE

|  |  |                                       |  |  |                               | \ \                |
|--|--|---------------------------------------|--|--|-------------------------------|--------------------|
| 1  | Assessor Parcel N                          |                                       |  |  |                               | \ \                |
|  | a) 1318-15-820-00                          | 1 PTN                                 |  |  | _                             | \ \                |
|  | b)   |                                       |  |  |                               | \ \                |
|  | c)   |                                       |  |  |                               |                    |
|  | d)   |                                       | FOR F  | RECOR  | RDERS OPTION                  | IAL USE ONLY       |
| 2  | Type of Property                           |                                       |  |  |                               | \                  |
|  | a) ☐ Vacant Land                           | b) Single Fam Res                     | Book   | nvinstrt   | Iment#Page                    |                    |
|  | c) Condo/Twnhse                            | d) 2-4 Plex                           | Date of F  | Recordu  |                               |                    |
|  | e) Apt Bldg                                | f) ☐ Comm'l/Ind'l<br>h) ☐ Mobile Home | Notes  |  | .9                            |                    |
|  | g) ☐ Agricultural i) X Other - Timeshare   | , <u> </u>                            | /  | and the same of th |                               |                    |
|  | i) XJOther - Timeshan                      | ,                                     |  |  | <del></del>                   |                    |
| 3  | Total Value/Sales                          | Price of Property                     |  |  | \$126,326                     | 00                 |
| -  | Deed in Lieu of For                        |                                       | ie of proi   | oertv)   | \$                            |                    |
|  | Transfer Tax Value                         | - 1                                   | 10 01 P.D.   | w.   | \$126,326                     |                    |
|  | Real Property Tran                         |                                       |  | The same   | \$493 35 ×                    |                    |
| 4  | If Exemption Claim                         |                                       |  | 7  | φ <u>493 33</u> υ             | ,                  |
| 4  | •  |                                       | 275 000  | Coot   | ion /                         |                    |
|  | a) Transfer Tax E                          |                                       | 375 090  | , Sect   | ion                           |                    |
| E  | b) Explain Reason                          |                                       | antarrad   | 7  | 75 000 / 100 00               | 6 500              |
| 5  | Partial Interest Pe                        |                                       |  |  | 75,000 / 128,98               |                    |
| NDC 0  | The undersigned of                         |                                       |  |  |                               |                    |
|  | 75 060 and NRS 3                           |                                       |  |  |                               |                    |
|  | ation and belief, and                      |                                       |  |  |                               |                    |
|  | ormation provided                          |                                       |  |  |                               |                    |
|  | d exemption, or other                      |                                       |  |  |                               |                    |
| of the t   | tax due plus interes                       | st at 1% per month                    | Pursua   | nt to $N$  | NRS 375 030, th               | ie Buyer and Selle |
| shall be   | e jointly and several                      | ly liable for any add                 | ditional a   | mount  | owed                          |                    |
| Signat   | uro  | 1/1                                   | - /  | _  | anacity Agent (               | for Grantor/Seller |
| _  |  | - 1974/                               |  |  |                               | for Grantee/Buyer  |
| Signat   | ure  | TAX                                   | -  |  | арасну <u>Адені і</u>         | or Granitee/Duyer  |
|  |  |                                       | and the same of th | /  | _                             |                    |
| SELLE  | R (GRANTOR) INF                            | ORMATION                              |  | BUYE   | R (GRANTEE) I                 | NFORMATION         |
| D 4 N  | (REQUIRED)                                 | antinu Denauta Inc                    | Date A Nam   |  | (REQUIRED)                    | TDUCTEE            |
| Print Na<br>Address  | •  | cation Resorts, Inc                   | Print Nar<br>Address   | ne   | JAMES JACOBS<br>1374 ALHAMBRA |                    |
| City   | Orlando                                    | boi brive                             | City   |  | SEASIDE                       | . 31               |
| State  |  | 32821                                 | State  | CA   | Zip 9395                      | 550000             |
|  | •  |                                       |  |  | •                             |                    |
| COMP   | ANY/PERSON REC<br>(REQUIRED IF NOT THE SEL | UESTING RECOR                         | DING   |  |                               |                    |
| White I  | Rock Title, LLC                            | LER OR BUTER)                         | Fs   | crow   | No <u>000571801</u>           | 448                |
| 796  | Joyce Blvd, Suite                          | 2 /                                   |  |  | Officer                       | 1.0                |
| 796  | eville, AR 72703                           | /                                     | ட்   | C1 O VV  | <u> </u>                      |                    |
| rayelle  |  | CORD THIS FOR                         | 0.0 NA A V =   |  |                               | OCII MEDI          |
| The same of the sa | (AS A PUBLIC KI                            | こくしてし こけいり トロス                        | IVI IVIATE   | ロスに  | COKDED/MICK                   | OLIFINED)          |