

DOUGLAS COUNTY, NV

2019-926925

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

03/22/2019 09:35 AM

STERLING TITLE PARTNERS INC

KAREN ELLISON, RECORDER

**Prepared By and Record and Return to:**  
**Boca Raton Timeshare Transfers**  
**21845 Powerline Road, suite 201**  
**Boca Raton FL 33433**

**Mail Tax Statements to:**  
**Wyndham Vacation Resorts, Inc.**  
**6277 Sea Harbor Drive**  
**Orlando FL 32821**

Contract # 0005-7070-9741

APN #: 1318-15-822-001

**GRANT, BARGAIN and SALE DEED**  
**Fairfield Tahoe at South Shore**

**THIS DEED**, made this 11 day of MARCH, 2019, by and between **HENRI BEGNAUD AND BARBARA BEGNAUD, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, (hereinafter known as "Grantor"), does hereby grant, bargain, sell and convey unto **MELANIE MOORE**, (hereinafter known as "Grantee"), whose post office address is: 742 N Amherst Avenue #1005, Claremont, CA 91711

**WITNESSETH**

That the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain and sell and convey unto the aforesaid Grantee, their heirs, devisees, successors and assigns, the following real estate in Douglas County, Nevada, described as follows:

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 which minerals and mineral rights are hereby reserved unto the Grantor, it's successors and assigns.

Subject to easements and rights of way of record; subject to all matters set forth on the Plat depicting the units above described and Subject to the reservations, restrictions, liens and

covenants set out in the Declaration; and subject to mineral reservations, conveyances and leases of record, if any.

Together with all and singular the hereditaments and appurtenances thereunto belonging.

The property described above is/an Biennial ownership interest as described in the Declaration and such ownership interest has been allocated **168,000 Points** (as defined in the Declaration) for use by the Grantee(s) in Even year(s).

By acceptance of this Deed, Grantee(s) hereby agree(s) for himself, his heirs, successors and assigns to be bound by all of the provisions, terms and conditions of said Declaration. Articles, Plat, By-Laws, and all rules and regulations which may be promulgated thereunder, and any amendments thereto.

This is not homestead property.

Grantor hereby covenants with the said Grantee that it will forever warrant and defend the title to said property.

IN WITNESS WHEREOF Grantor has executed this instrument on the day and year first above written.

HENRI J. BEGNAUD  
Print: \_\_\_\_\_

Print: BARBARA BEGNAUD

Henri Begnaud  
**HENRI BEGNAUD,**  
Grantor

Barbara Begnaud  
**BARBARA BEGNAUD,**  
Grantor

State of CA  
County of Calaveras

I hereby certify that on this 11 day of March, 2019, before me, an officer duly authorized in \_\_\_\_\_ to take acknowledgements, personally appeared Henri Begnaud & Barbara Begnaud, and who has produced Drivers License as identification and who did not take an oath, and they acknowledged before me that they executed the foregoing for the purpose intended therein.

In Witness Whereof, I have hereunto set my hand and affixed my seal in the State and County above mentioned, this 11 day of March, 2019.

(Notary Seal)

/ See Attached  
Notary Public

Print: Cheyenne Hunger  
My Commission Expires:

April 2 2021

# California All-Purpose Certificate of Acknowledgment

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 Calaveras } s.s.

On March 11, 2019 before me, Cheyenne Hunger, Notary Public,  
Name of Notary Public, Title

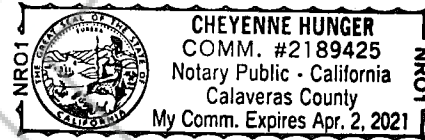
personally appeared Henri Begnaud and  
Name of Signer (1)  
Barbara Begnaud  
Name of Signer (2)

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.

C Hunger  
Signature of Notary Public



Seal

### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification
- credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

- Additional Signer
- Signer(s) Thumbprints(s)

\_\_\_\_\_

**State of Nevada  
Declaration of Value**

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

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 Unit

3. Total Value/Sales Price of Property: \$ 500<sup>00</sup>  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value per NRS 375.010, Section 2: \$ 500<sup>00</sup>  
 Real Property Transfer Tax Due: \$ 1.95/100

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 %

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 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 for Seller  
 Signature \_\_\_\_\_ Capacity Agent for Buyer

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)  
 Print Name: Henry + Barbara Bequard  
 Address: P.O. Box 12457  
 City: Zephyr Cove  
 State: NV Zip: 89448

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Melanie Moore # 1005  
 Address: 742 W Amherst Avenue  
 City: Claremont  
 State: CA Zip: 91711

**COMPANY REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: Doc Katon Title/Sterling Escrow # \_\_\_\_\_  
 Address: 2805 Blue Line Rd.  
 City: Carleton State: FL Zip: 33433