

DOUGLAS COUNTY, NV

2019-927508

RPTT:\$3.90 Rec:\$35.00

\$38.90 Pgs=3

04/05/2019 08:47 AM

TIMESHARE CURES, LLC

KAREN ELLISON, RECORDER

APN No. **1318-15-822-001 PTN**  
**Fairfield Tahoe at South Shore**  
Actual/True Consideration \$622.00

**Deed Prepared By:**

David E. Linville  
413 Lyoncross Way  
San Jose, CA 95123

**Return recorded deed to:**

Timeshare Cures, LLC  
607 State Hwy 165, Suite 8  
Branson, MO 65616

**Mail Tax Statements to:**

Wyndham Vacation Resorts, Inc.  
6277 Sea Harbor Drive  
Orlando, FL 32821

**QUITCLAIM DEED**

**THIS DEED, made this 27 day of February 2019 by and between David Linville and Nancy Linville, as Trustees of the David and Nancy Linville Revocable Family Trust, dated May 15, 2014, whose address is 413 Lyoncross Way, San Jose, CA 95123, Grantor(s) to Dennis M Stack and Connie R Stack, as Joint Tenants with Rights of Survivorship as Grantee(s) whose address is 10127 Lamplighter Square, Cupertino, CA 95014-2643.**

**WITNESSETH**

**WITNESSETH**, that the said Grantor(s), for and in consideration of the sum of SIX HUNDRED TWENTY-TWO DOLLARS and other valuable consideration paid by the said Grantees, the receipt of which is hereby acknowledged, do by these present GRANT, BARGAIN, AND SELL, CONVEY AND CONFIRM unto the Grantees, the following described REAL ESTATE, situated in the County of **Douglas** and State of **Nevada**, to wit:

A 154,400/183,032,500 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, 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 154,000 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.

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 Santa Clara

On February 27, 2019 before me, Sheila Marie Gutjahr, a Notary Public

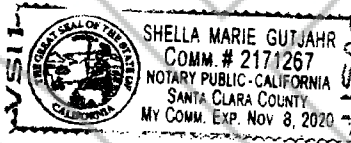
Personally appeared David E. Linville and Nancy A. Linville  
Name(s) of Signer(s)

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)  are subscribed to within instruments 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 instruments.

I certify under Penalty of Perjury under the laws of the State of California that the forgoing paragraph is true and correct.

Witness my hand and official seal

Signature *Sheila Marie Gutjahr*  
Notary Public



OPTIONAL

Description of Attached Document

Title of Type of Document Quitclaim Deed

Document Date: \_\_\_\_\_ Number of Pages: 2

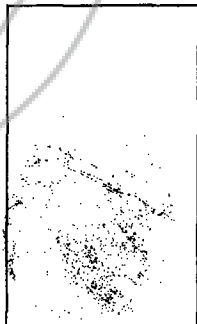
Signer(s) Other Than Name Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)

Signer(s) Name  David E. Linville

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

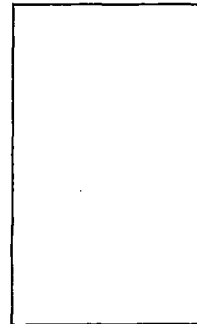
Signer is Representing self



Signer(s) Name  Nancy A. Linville

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

Signer is Representing self



TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging, or in anywise appertaining to, unto said Grantee(s), and unto their successors and assigns forever; the Grantors(s) hereby covenant that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by them or those under whom they claim and that they will warrant and defend the title to the said premises unto the said Grantee(s) and unto their heirs, successors and assigns forever, against the lawful claims and demands of all persons, excepting however, the general taxes for the current calendar year, and thereafter, and special taxes becoming a lien after the date of this deed, and restrictions, easements and buildings set back lines of record, if any, and zoning laws.

The Benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

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

[Signature]  
Witness

Elizabeth Schneider  
Witness

Yong Choi  
Witness Print Name

ELIZABETH SCHNEIDER  
Witness Print Name

David E. Linville 04/27/2019  
David E. Linville, Trustee

Nancy A. Linville 2-27-2019  
Nancy A. Linville, Trustee

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me (insert NAME and TITLE of OFFICER)

personally appeared (insert name of signatory(ies)) Davis E. Linville, Trustee and Nancy A. Linville, Trustee, 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 by 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 \_\_\_\_\_ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(SEAL)

See attached notarial certificate

Signature

Note to Notary: Please keep seal out of the 3/4 inch margin on all sides and do not place it over print of the document. ONLY BLACK, NO BLUE INK MAY BE USED FOR SIGNATURES OR STAMPS.

Prepared By:

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1318-15-822-001 PTN  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:  
 a.  Vacant Land      b.  Single Fam. Res.      FOR RECORDER'S OPTIONAL USE ONLY  
 c.  Condo/Twnhse      d.  2-4 Plex      Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 e.  Apt. Bldg      f.  Comm'l/Ind'l      Date of Recording: \_\_\_\_\_  
 g.  Agricultural      h.  Mobile Home      Notes: \_\_\_\_\_  
 Other Timeshare

3. a. Total Value/Sales Price of Property      \$ 622.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 622.00  
 d. Real Property Transfer Tax Due      \$ 3.96

**4. If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.00 %  
 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 *David & Nancy Linville* Capacity Grantor  
 Signature *Nancy A Linville* Capacity Grantor

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: David & Nancy Linville  
 Address: 413 Lyoncross Way  
 City: San Jose  
 State: CA      Zip: 95123

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Dennis M & Connie R Stack  
 Address: 10127 Lamplighter Square  
 City: Cupertino  
 State: CA      Zip: 95014-2643

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Timeshare Cures, LLC      Escrow #: \_\_\_\_\_  
 Address: 607 State Hwy. 165, Ste. 8  
 City: Branson      State: MO      Zip: 65616

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**