

DOUGLAS COUNTY, NV

RPTT:\$19.50 Rec:\$35.00

\$54.50 Pgs=3

2019-928388

04/29/2019 02:14 PM

FIRST AMERICAN TITLE INS CO - NATIONAL

KAREN ELLISON, RECORDER

A.P.N.: 1318-15-817-001 PTN

File No: WY2019011I (AB)

R.P.T.T.: \$

When Recorded Mail To: Mail Tax Statements To:
Timeshare Acquisitions, LLC
4793 Millenia Blvd, Ste 250B
Orlando, FL 32839

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Cheryl Boltz and Morgan Boltz and Taylor Boltz as joint tenants with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Timeshare Acquisitions, LLC, a Florida limited liability company

the real property situate in the County of Douglas, State of Nevada, described as follows:

A 413,000/138,156,000 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 Ellis 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.

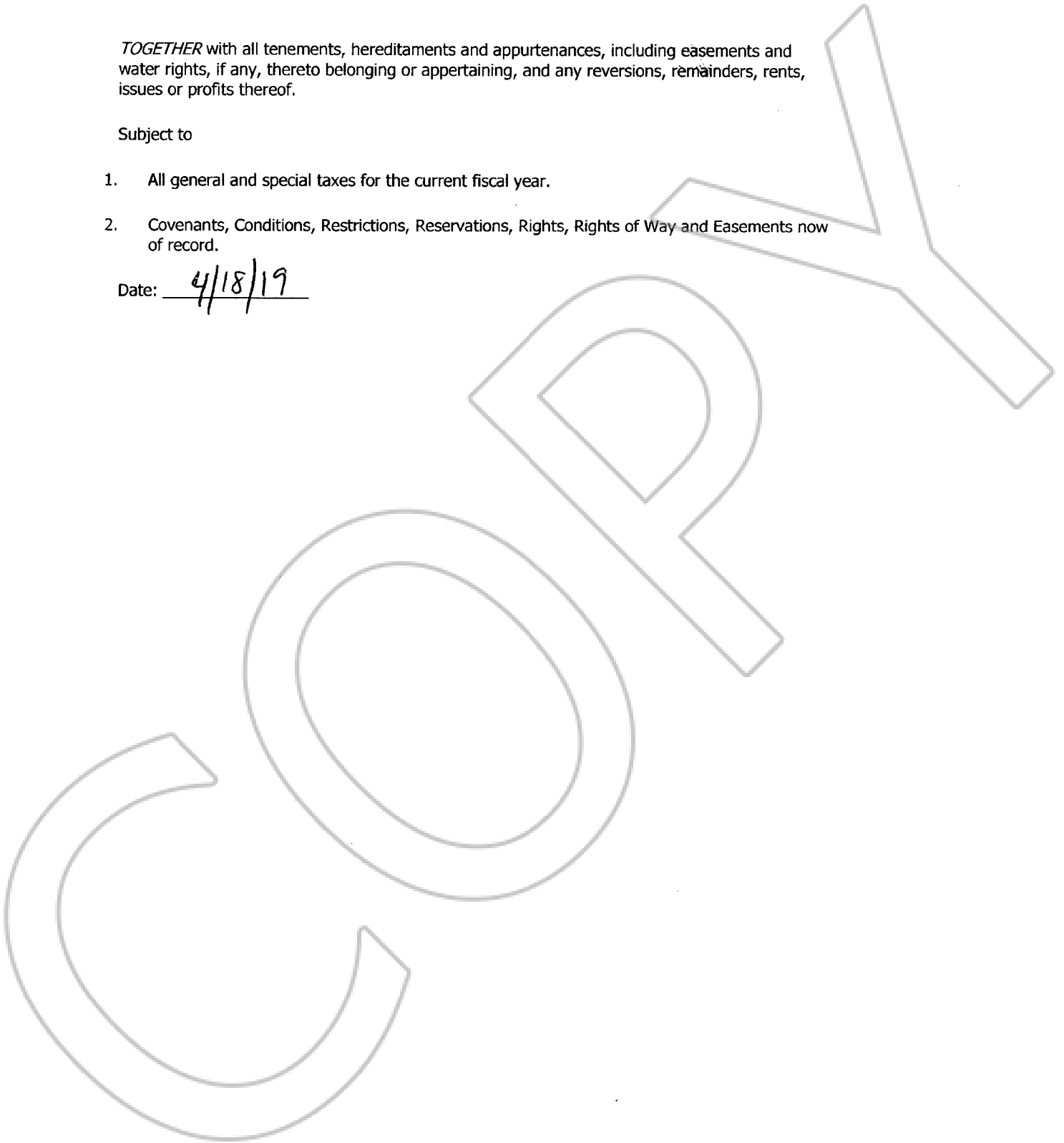
The Property is a/an ANNUAL Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 413,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore which Points may be used by the Grantee in Each Resort Year(s).

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 4/18/19



Cheryl Boltz
Cheryl Boltz

Morgan Boltz
Morgan Boltz

Taylor Boltz
Taylor Boltz

STATE OF Colorado)
COUNTY OF Lincoln ; ss.

This instrument was acknowledged before me on 4-18-19 by
Cheryl Boltz and Morgan Boltz and Taylor Boltz

Mandi Lynn MoceLin
Notary Public
(My commission expires: 9-30-22)

MANDI LYNN MOCELIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104039533
MY COMMISSION EXPIRES SEPTEMBER 30, 2022

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
_____ under Escrow No. **WY20190111**.

**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
 i) Other Timeshare

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$4,794.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$4,794.00
 d) Real Property Transfer Tax Due \$19.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: Es owner parent
 Capacity: Es owner parent

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Cheryl Boltz and Morgan Boltz and Taylor Boltz

Print Name: LLC

Address: 2167 Pioneer Drive

Address: 4793 Millenia Blvd, Ste 250B

City: Milliken

City: Orlando

State: CO Zip: 80543

State: FL Zip: 32839

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Insurance Company
 Address 400 International Parkway, Suite 380
 City: Lake Mary

File Number: WY20190111I AB/ AB
 State: FL Zip: 32746

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