

DOUGLAS COUNTY, NV

2019-930859

RPTT:\$23.40 Rec:\$35.00

\$58.40 Pgs=4

06/24/2019 11:54 AM

FIRST AMERICAN - NVOD LAS VEGAS

KAREN ELLISON, RECORDER

A.P.N.: **SEE EXHIBIT B**

File No: SS13-HOA

R.P.T.T.: \$23.40

When Recorded and  
Mail Tax Statements To:  
WYNDHAM VACATION RESORTS, INC  
6277 SEA HARBOR DRIVE  
ORLANDO, FL 32821

***GRANT, BARGAIN and SALE DEED***

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

TAHOE AT SOUTH SHORE VACATION OWNERS ASSOCIATION, INC.,  
a Nevada nonprofit corporation

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

WYNDHAM VACATION RESORTS, INC.

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

**SEE EXHIBIT A**

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.

*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.

Date: 6/14/19

**TAHOE AT SOUTH SHORE VACATION OWNERS ASSOCIATION, INC.**

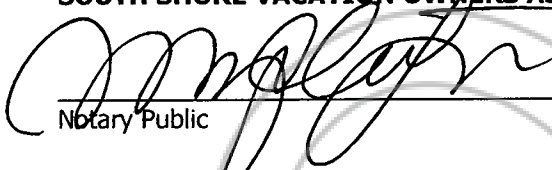


**RAMONA HARRINGTON, Authorized Agent for TAHOE AT SOUTH SHORE VACATION OWNERS ASSOCIATION, INC.**

STATE OF **FLORIDA** )  
:ss.  
COUNTY OF **ORANGE** )

This instrument was acknowledged before me on this:  
14 day of June 2019

**By: RAMONA HARRINGTON, Authorized Agent for TAHOE AT SOUTH SHORE VACATION OWNERS ASSOCIATION, INC.**

  
\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

Mydia Enchautegui  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG291832  
Expires 2/27/2023

Exhibit A

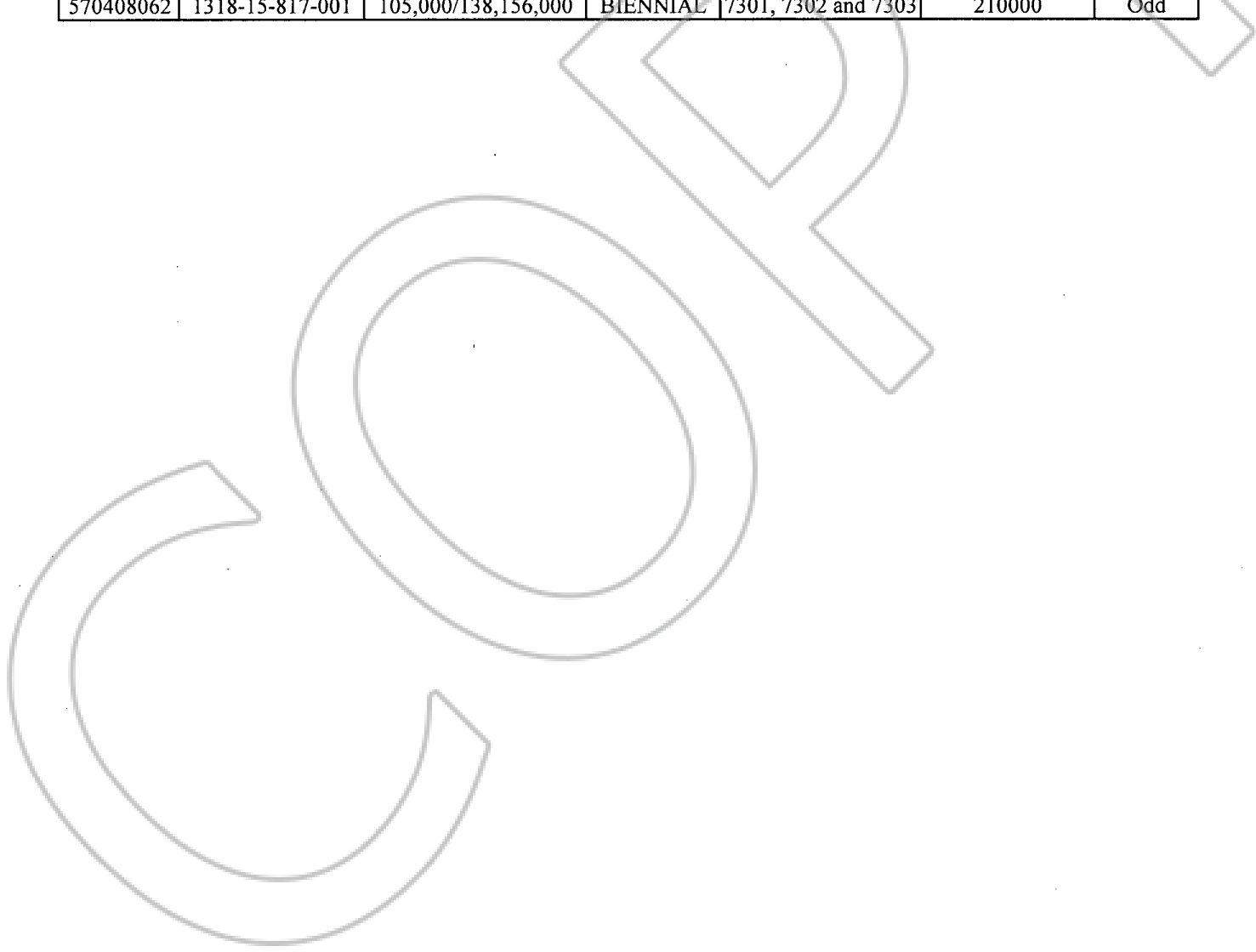
A **SEE EXHIBIT B** UNDIVIDED FEE SIMPLE INTEREST AS TENANTS IN COMMON IN UNITS **SEE EXHIBIT B** IN SOUTH SHORE CONDOMINIUM ("PROPERTY"), LOCATED AT 180 ELKS POINT ROAD IN ZEPHYR COVE, NEVADA 89449, ACCORDING TO THE FINAL MAP #01-026 AND CONDOMINIUM PLAT OF SOUTH SHORE FILED OF RECORD IN BOOK 1202, 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 SEE EXHIBIT B** OWNERSHIP INTEREST AS DESCRIBED IN THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE AND SUCH OWNERSHIP INTEREST HAS BEEN ALLOCATED **SEE EXHIBIT B** POINTS AS DEFINED IN THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE WHICH POINTS MAY BE USED BY GRANTEE IN **SEE EXHIBIT B** RESORT YEAR(S).

A.P.N. **SEE EXHIBIT B**

Exhibit B

Contract Number	APN	Undivided Fee Simple Interest	Ownership Interest	Units	Allocated Points	Resort Year
580533883	1318-15-818-001	77,000/109,787,500	BIENNIAL	8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 and 8303	154000	Odd
570706697	1318-15-819-001	84,000/90,245,000	BIENNIAL	9101, 9102, 9103, 9104, 9201, 9203 and 9204	168000	Even
570503508	1318-15-817-001	77000/138156000	BIENNIAL	7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303	154000	Odd
570408062	1318-15-817-001	105,000/138,156,000	BIENNIAL	7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 and 7303	210000	Odd



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) **SEE EXHIBIT B** \_\_\_\_\_
- 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: \$5,716.69
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$5,716.69
- d) Real Property Transfer Tax Due \$23.40

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: Agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

TAHOE AT SOUTH SHORE  
VACATION OWNERS  
Print Name: ASSOCIATION, INC  
Address: C/O 6277 SEA HARBOR DRIVE  
City: ORLANDO  
State: FL Zip: 32821

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

WYNDHAM VACATION  
RESORTS, INC.  
Print Name: RESORTS, INC.  
Address: 6277 SEA HARBOR DRIVE  
City: ORLANDO  
State: FL Zip: 32821

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

First American Title Insurance  
Print Name: Company File Number: SS13-HOA  
Address 400 South Rampart Blvd., Suite 290  
City: Las Vegas State: NV Zip: 89145

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