DOUGLAS COUNTY, NV

Total:\$155.90

2019-931364 RPTT:\$120.90 Rec:\$35.00

07/03/2019 03:16 PM

WHITE ROCK GROUP LLC

Contract No.:000571900054

Number of Points Purchased: 154,000

Annual Ownership

APN Parcel No.: 1318-15-818-001 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, 700 South 21st Street

Fort Smith, AR 72901



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 Lynn R Johnson and Debra A Johnson, Husband and Wife as Joint Tenants With the Right of Survivorship, 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 154,000/109,787,500 undivided fee simple interest as tenants in common in Units 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 and 8303 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 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;
- 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 31st day of May, 2019.

WYNDHAM VACATION RESORTS, INC. a Delaware corporation

By:

Danielle Barca

Director, Title Services

Attest:

By:

Lashunda Thomas Assistant Secretary

ACKNOWLEDGMENT

STATE OF Florida

) ss.

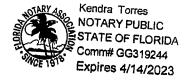
COUNTY OF Orange

This instrument was acknowledged before me this 31st day of May, 2019, by Danielle Barca as Director, Title Services, and Lashunda Thomas, as Assistant Secretary, of Wyndham Vacation Resorts, Inc., a Delaware corporation.

NOTARY SEAL

Kendra Torres Notary Public

My Commission Expires: 04/14/2023



STATE OF NEVADA DECLARATION OF VALUE

						\ \
1.	Assessor Parcel N					\ \
	a) 1318-15-818-00	1 PTN				\ \
	p)			/		\ \
	c) d)		FOR RE	CORDI	ERS OPTIONAL U	JSE ONLY
2.	Type of Property:	b) ☐ Single Fam. Res	Document	/Instrume	ent#	
	a)	d) ☐2-4 Plex	Book:		Page:	
	e)	f) Comm'l/Ind'l	Date of Re	cording: .		
	g)∭Agricultural	h) Mobile Home	Notes:			
	i) XOther - Timeshar	e /				
3.	Total Value/Sales	Price of Property:			\$30,949.00	
O .		reclosure Only (valu	e of prope	ertv)	\$	
	Transfer Tax Value		/ /	\ _{_}	\$30,949.00	
	Real Property Tran	sfer Tax Due:			\$ <u>120.90</u> \(\square\)	
4.	If Exemption Clair	ned:		~		
		xemption, per NRS	375.090,	Section	1: <u></u>	
	b) Explain Reason	n for Exemption:	<u> </u>	1	200 400 707 500	•
5.	Partial Interest:Pe	rcentage being tran	sferred:		,000 / 109,787,500	
	The undersigned	declares and acknowledge	owleages,	, under	penalty of perjur	y, pursuant it
NRS 3	375.060 and NRS 3 ation and belief, an	d con be supported	t by docu	provide	on if called upon	to substantiate
Intorma	ation and belief, an	horoin Eurtherm	are the r	nartiae :	agree that disallo	wance of an
the information provided herein. Furthermore, the parties agree that disallowance of an 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 Selle						
shall h	e jointly and severa	Ilv liable færanv add	ditional an	nount or	wed.	
and the same of th	/ / /	Alla				rantor/Collor
Signat					acity <u>Agent for G</u> acity <u>Agent for G</u>	
Signat	ture			Cap	acity Agent for G	<u>ii aiitee/Duyei</u>
				/	ODANITED INCO	
SELLE	ER (GRANTOR) INF	ORMATION	/E	JUYER	(GRANTEE) INFO	RIVIATION
Print Na	(REQUIRED) ame: Wyndham Va	cation Resorts, Inc.	Print Nam	e: L\	YNN R JOHNSON	
Addres			Address:	26	12 CANYON CREEK	DR
City:	Orlando		City:		TOCKTON	10
State:	·	32821	State:	CA	Zip: 95207000	U
COMP	ANY/PERSON REC	QUESTING RECOR	DING			
Mileita	(REQUIRED IF NOT THE SE	LLER OR BUYER)	Fed	row No	o.: 000571900054	
754	Rock Title, LLC outh 21st Street	/			ficer:	
	Smith, AR 72901		_30	,, O W OII		
UILS	/ΔS Δ PUBLIC R	ECORD THIS FOR	M MAY BI	E RECC	ORDED/MICROFIL	_MED)