DOUGLAS COUNTY, NV

RPTT:\$68.25 Rec:\$35.00 Total:\$103.25

2019-933798

08/16/2019 03:11 PM

WHITE ROCKTITLE, LLC

Pgs=3

Contract No.:000571900075

Number of Points Purchased: 84,000

Annual Ownership

APN Parcel No.: 1318-15-820-001 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 Sandra Moskal and Thomas Stewart Moskal, Wife and Husband 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 84,000/128,986,500 undivided fee simple interest as tenants in common in Units 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 and 10304 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 84,000 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.
- 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 5th day of July, 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 5th day of July, 2019, by Danielle Barca as Director, Title Services, and Lashunda Thomas, as Assistant Secretary, of Wyndham Vacation Resorts, Inc., a Delaware corporation.

NOTARY SEAL

Anthony Hixon NOTARY PUBLIC STATE OF FLORIDA Comm# GG341458

Expires 6/3/2023

Notary Public

Anthon w

My Commission Expires: 06/03/2023

STATE OF NEVADA DECLARATION OF VALUE

					\ \
1.	Assessor Parcel N	lumber(s):			\ \
	a) 1318-15-820-00	• •			\ \
	b)				
	c)				_
	d)		FOR RECO	ORDERS OPTIONA	LUSEONLY
2.	Type of Property:		OK KEO	ONDERO OF HOW	L OOL ONL!
	a) ☐ Vacant Land	b) ☐ Single Fam. Res.	Document/Ins	strument#	
	c) Condo/Twnhse	d) 2-4 Plex	Book:	Page: _	
	e) ∏Apt. Bldg	f) Comm'l/Ind'l	Date of Recor	aing.	
	g) <u></u> Agricultural	h) Mobile Home	Notes.		
	i) XOther - Timeshare	∍ /			
2	Total Valua/Calas	Dries of Droporty		\$17,249.00	
3.	Total Value/Sales		a a 6 w man a min		
	Deed in Lieu of For		e or broberry		
	Transfer Tax Value			\$ <u>17,249.00</u>	
_	Real Property Trans		1	\$ <u>68.25</u> √	
4.	If Exemption Clain			Y /	
		xemption, per NRS	375.090, Se	ection:	
	b) Explain Reasor				
5.		rcentage being tran		84,000 / 128,986,5	
				nder penalty of per	
NRS 3	375.060 and NRS 3	75.110, that the in	formation pr	ovided is correct to	the best of the
informa	ation and belief, and	d can be supported	l by docume	ntation if called upo	on to substantiat
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 109					
of the	tax due plus interes	st at 1% per month.	Pursuant to	NRS 375.030, the	Buyer and Selle
	e jointly and several				
And the Control of th		Allo	- 1	1	
Signat				Capacity Agent fo	
Signat	ture	W	_/_/	Capacity Agent fo	<u>r Grantee/Buye</u>
	~	<i>(</i>)	/ /		
SELLE	ER (GRANTOR) INF	ORMATION	BUY	(ER (GRANTEE) IN	FORMATION
	(REQUIRED)		-	(REQUIRED)	
Print Na		cation Resorts, Inc.	Print Name:	SANDRA MOSKAL	
Address		bor Drive	Address:	5044 NW 81ST TER	
City:	Orlando	22024	City: State: FL	CORAL SPRINGS Zip: 33067	2821
State:	•	32821		, 21p. 330077	2021
COMPANY/PERSON REQUESTING RECORDING					
N	(REQUIRED IF NOT THE SEL	LER OR BUYER)	_	N	75
	Rock Title, LLC	/		w No.: <u>0005719000</u>	10
	outh 21st Street		Escro	w Officer:	
75.	mith, AR 72901				
The same of the sa	AS A DUBLIC DI	ECORD THIS FORM	MMAVRER	RECORDED/MICRO	FII MFD)