DOUGLAS COUNTY, NV

RPTT:\$72.15 Rec:\$35.00 Total:\$107.15

2019-933808 08/16/2019 03:23 PM

WHITE ROCK TITLE, LLC

Pgs=3

Contract No.:000571900072

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:

Fort Smith, AR 72901

White Rock Title, LLC, agents for Fidelity National Title Insurance Co. After recording, mail to:
White Rock Title, LLC, 700 South 21st Street



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 **Orrin L. Shackleford**, **Trustee of the Orrin L. Shackleford Revocable Trust, dated March 13, 2018**, 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.
- 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 11th day of July, 2019.

WYNDHAM VACATION RESORTS, INC. a Delaware corporation

By:

Doug Ward

Director, Title Services

Attest:

By:

Lashunda Thomas _ Assistant Secretary

ACKNOWLEDGMENT

STATE OF Florida

) ss.

COUNTY OF Orange

This instrument was acknowledged before me this 11th day of July, 2019, by Doug Ward 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 Anthony Hixon

Notary Public

My Commission Expires: <u>06/03/2023</u>

STATE OF NEVADA DECLARATION OF VALUE

						\ \
1.	Assessor Parcel N					\ \
	a) 1318-15-820-00	1 PTN			~	\ \
	b)					\ \
	c)		LEOD DE	COP	DEDC ODTIONAL	LICE ONLY
2.	d) Type of Property:		FOR RE	COR	DERS OPTIONAL	. USE CINLT
4 .	a) ☐ Vacant Land	b) Single Fam. Res	Document/I	Instrur	ment#	
	c) Condo/Twnhse	d)	Book: Date of Rec	cording	Page:	
	e) ☐Apt. Bldg	f)	Notes:	Jording	g	
	g) ☐ Agricultural i) X Other - Timeshare	, –				
	i) Klotilei - Tillesilait				1	
3.	Total Value/Sales	Price of Property:			\$ <u>18,049.00</u>	
	Deed in Lieu of For		ie of propei	rty)	\$	
	Transfer Tax Value				\$ <u>18,049.00</u>	
	Real Property Trans	sfer Tax Due:		N	\$ <u>72.15</u> /	
4.	If Exemption Clain					
	a) Transfer Tax E		375.090, S	Section	on:	
	b) Explain Reasor	າ for Exemption:		\		_
5.	Partial Interest:Pe	rcentage being tran	nsferred:		,000 / 128,986,50	
	The undersigned of					
	75.060 and NRS 3					
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 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						
						Buyer and Selle
snall b	e jointly and several	ly liable for any add	aitional amo	ount (owea.	
Signat	ure \		/	Ca	pacity <u>Agent for</u>	Grantor/Seller
Signat	ure	ANN		<u>√</u> Ca	pacity Agent for	Grantee/Buyer
			///			•
SELLE	R (GRANTOR) INF	ORMATION	BL	JYER	R (GRANTEE) INF	ORMATION
	(REQUIRED)				(REQUIRED)	DD TDUOTEE
Print Na Address	_	cation Resorts, Inc.	Print Name: Address:		ORRIN SHACKLEFO 173 MARGIE DR	RD IRUSTEE
City:	Orlando	JOI DIIVE	City:		PLEASANT HILL	
State:		32821	•	CA	Zip: 9452300	000
COMP	ANY/PERSON REC	UESTING RECOR	DING			
V	(REQUIRED IF NOT THE SEL	LER OR BUYER)				
796.	Rock Title, LLC 🦯	/			lo.: <u>00057190007</u>	
-	outh 21st Street		Escr	ow C	Officer:	
Fort Smith, AR 72901						
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)						