

DOUGLAS COUNTY, NV

2019-935280

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=2

09/17/2019 11:03 AM

STERLING TITLE PARTNERS INC

KAREN ELLISON, RECORDER

Prepared By and Record and Return to:  
Boca Raton Timeshare Transfers  
21845 Powerline Road, suite 201  
Boca Raton FL 33433

Mail Tax Statements to:  
Wyndham Vacation Resorts, Inc.  
6277 Sea Harbor Drive  
Orlando FL 32821

Contract # 000571003441

APN #: 1318-15-819-001PTN

**GRANT, BARGAIN and SALE DEED  
Fairfield Tahoe at South Shore**

THIS DEED, made this 9<sup>th</sup> day of Sept., 2019, by and between **TIMESHARE ACQUISITIONS, LLC, a Florida Limited Liability Company**, (hereinafter known as "Grantor"), whose post office address is: 4700 Millenia Blvd., suite 250B, Orlando FL 32839, unto **WYNDHAM VACATION RESORTS, INC., a Delaware corporation**, (hereinafter known as "Grantee"), whose post office address is: 6277 Sea Harbor Drive, Orlando FL 32821

**WITNESSETH**

That the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain and sell and convey unto the aforesaid Grantee, their heirs, devisees, successors and assigns, the following real estate in Douglas County, Nevada, described as follows:

A **84,000/90,245,000** undivided fee simple interest as tenants in common in **Units 9101, 9102, 9103, 9104, 9201, 9203 and 9204**, 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, it's successors and assigns.

Subject to easements and rights of way of record; subject to all matters set forth on the Plat depicting the units above described and Subject to the reservations, restrictions, liens and covenants set out in the Declaration; and subject to mineral reservations, conveyances and leases of record, if any.

Together with all and singular the hereditaments and appurtenances thereunto belonging.

The property described above is/an Annual ownership interest as described in the Declaration and such ownership interest has been allocated 84,000 Points (as defined in the Declaration) for use by the Grantee(s) in Each year(s).

By acceptance of this Deed, Grantee(s) hereby agree(s) for himself, his heirs, successors and assigns to be bound by all of the provisions, terms and conditions of said Declaration. Articles, Plat, By-Laws, and all rules and regulations which may be promulgated thereunder, and any amendments thereto.

This is not homestead property.

Grantor hereby covenants with the said Grantee that it will forever warrant and defend the title to said property.

IN WITNESS WHEREOF Grantor has executed this instrument on the day and year first above written.

Wesley Henning  
Print: Wesley Henning

David Samuel Pontius  
TIMESHARE ACQUISITIONS, LLC.,  
A Florida Limited Liability Company  
By: David Samuel Pontius,  
It's Authorized Representative,  
Grantor

Ari Jimenez  
Print: Ari Jimenez

State of Florida  
County of Orange

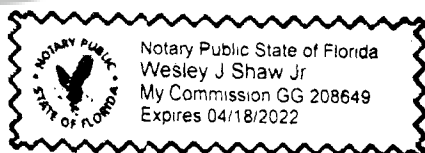
I hereby certify that on this 9<sup>th</sup> day of Sept, 2019, before me, an officer duly authorized in FL to take acknowledgements, personally appeared David Samuel Pontius, and who has produced DL as identification and who did not take an oath, and they acknowledged before me that they executed the foregoing for the purpose intended therein.

In Witness Whereof, I have hereunto set my hand and affixed my seal in the State and County above mentioned, this 9<sup>th</sup> day of Sept, 2019.

Wesley J. Shaw Jr.  
Notary Public

Print: Wesley J. Shaw Jr.  
My Commission Expires: 4/18/2022

(Notary Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1318-15-819-001PTN  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a. <input type="checkbox"/> Vacant Land                    | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse                   | d. <input type="checkbox"/> 2-4 Plex         |
| e. <input type="checkbox"/> Apt. Bldg                      | f. <input type="checkbox"/> Comm'l/Ind'l     |
| g. <input type="checkbox"/> Agricultural                   | h. <input type="checkbox"/> Mobile Home      |
| <input checked="" type="checkbox"/> Other <u>Timeshare</u> |  |

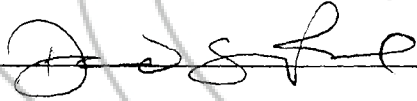
**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

- 3.a. Total Value/Sales Price of Property \$ 500  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
 c. Transfer Tax Value: \$ 500  
 d. Real Property Transfer Tax Due \$ 1.95

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 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  Capacity: Grantor  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Timeshare Acquisitions LLC  
 Address: 4700 Millenia Blvd ste 250B  
 City: Orlando  
 State: FL Zip: 32839

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

Print Name: Wyndham Vacation Resorts Inc  
 Address: 6277 Sea Harbor Drive  
 City: Orlando  
 State: FL Zip: 32821

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

Print Name: Boca Raton Timeshare Transfers Escrow # \_\_\_\_\_  
 Address: 21845 Powerline Rd ste 201  
 City: Boca Raton State: FL Zip: 33433