

Assessor's Parcel Number: 1318-15-822-001 ptn  
Contract No. 000570609347  
Biennial Ownership  
Number of Points: 84,000



KAREN ELLISON, RECORDER E07

Recording Requested By  
And When Recorded Return To:  
ROBYN L. ESRAELIAN, Esq.  
Richardson, Jones & Esraelian  
2660 W. Shaw, Suite 100  
Fresno, CA 93711

Mail Tax Statements To:  
WYNDHAM VACATION RESORTS, INC.  
180 Elks Point Road  
Zephyr Cove, NV 89449

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QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, EMMANUEL MANANSALA AND TERI GIBSON-MANANSALA, Joint Tenants With The Right of Survivorship,

hereby REMISE, RELEASE AND FOREVER QUITCLAIM to EMMANUEL MANANSALA AND TERI MANANSALA, Trustees of the EMMANUEL MANANSALA AND TERI MANANSALA, DECLARATION OF TRUST established Oct. 11, 2019,

The following described real property in the County of Douglas, State of Nevada:

An undivided timeshare interest in that certain parcel of real property being more fully described in Exhibit "A" attached hereto and made a part hereof.

Dated: Oct. 11, 2019.

EMMANUEL MANANSALA

TERI GIBSON-MANANSALA

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

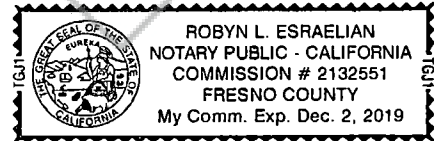
STATE OF CALIFORNIA )  
COUNTY OF FRESNO )

On Oct . 11, 2019, before me, ROBYN L ESRAELIAN, Notary Public, personally appeared EMMANUEL MANANSALA AND TERI GIBSON-MANANSALA, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Robyn L Esraelian



## EXHIBIT "A" TO QUITCLAIM DEED

A **84,000/183,032,500** undivided fee simple interest as tenants in common in **Units 12101, 12102, 12103, 12201, 12202, 12203, 122302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302** 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 Biennial Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 168,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee in Even 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.

**Assessor's Parcel Number:** 1318-15-822-001 ptn

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-15-822-001 ptn  
 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 ONLY    |            |
|------------------------------------|------------|
| BOOK _____                         | PAGE _____ |
| DATE OF RECORDING: <u>12/16/19</u> |            |
| NOTES: <u>Buyer ok</u>             |            |

3. Total Value/Sales Price of Property: \$ 16,949  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \$0.00  
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: Transfer to a revocable trust for the benefit of the grantors. No consideration was paid. Not pursuant to a sale.

5. Partial Interest: Percentage being transferred: 100.0 %

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 \_\_\_\_\_ Grantor \_\_\_\_\_

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

EMMANUEL MANANSALA AND  
 Print Name: TERI GIBSON-MANANSALA  
 Address: 5213 N. NANTUCKET AVE  
 City: FRESNO  
 State: CA Zip: 93704

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

EMMANUEL MANANSALA AND TERI  
 MANANSALA, Trustees of the EMMANUEL MANANSALA AND TERI  
 MANANSALA DECLARATION OF TRUST established  
 Print Name: October 11, 2019  
 Address: 5213 N. NANTUCKET AVE  
 City: FRESNO  
 State: CA Zip: 93704

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: ROBYN L. ESRAELIAN, ESQ. Escrow # \_\_\_\_\_  
 Address: 2660 W. SHAW #100  
 City: FRESNO State: CA Zip: 93711

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