

Contract: 570508275

Parcel Number: 1318-15-820-001 PTN

Prepared by or under the supervision of:

Hayes, Johnson & Conley, PLLC

700 South 21<sup>st</sup> Street

Fort Smith, AR 72901

After recording please return to:

White Rock Group, LLC

700 South 21<sup>st</sup> Street

Fort Smith, AR 72901

479-242-0974

### WARRANTY DEED

#### **KNOW ALL MEN BY THESE PRESENTS:**

THAT, **LINDA SELLERS AND GENE SELLERS, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, whose address is 180 Elks Point Road, Zephyr Cove, NV 89448, hereinafter called GRANTOR(s), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by **ERIC BEDSWORTH, A SINGLE PERSON AND SOLE OWNER**, whose address is 180 Elks Point Road, Zephyr Cove, NV 89448, hereinafter called GRANTEE(s), the receipt of which is hereby acknowledged, has/have bargained and sold, and by these presents do(es) hereby grant, bargain, sell and convey unto the aforesaid GRANTEE(s) and each of their heirs, devisees, successors and assigns, the following described property located in Douglas County, Nevada to wit:

A **308,000/ 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 previously reserved.

The property is an **ANNUAL** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **308,000** 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 Years.

Being part of or the same property, and subject to the same terms, conditions, and restrictions as conveyed to the GRANTOR(s) by Deed from Fairfield Resorts, Inc., a Delaware corporation, recorded in the official land records for the aforementioned property on May 24, 2006 at Deed Instrument No. 0675737.

**Together With** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

GRANTOR(s) do(es) hereby covenant with GRANTEE(s) that they are lawfully seized of the Vacation Ownership Interest conveyed herein; that GRANTOR(s) has/have good and lawful authority to sell and convey said VOI; that GRANTOR(s) do/does hereby fully warrant title to said VOI and will defend the same against the lawful claims of all persons claiming by and through GRANTOR(s); and that said Vacation Ownership Interest is free of all encumbrances except easements, restrictions, and reservations of record and taxes for the current year and subsequent years.

Capitalized or block terms used herein shall have those meanings ascribed to them in the Declaration.

The plural number as used herein shall equally include the singular and vice versa. The masculine or feminine gender as used herein shall equally include the neuter.

IN WITNESS WHEREOF, this Deed has been executed on this 22 day of November, 2019.

GRANTOR:

Linda Sellers

LINDA SELLERS

180 Elks Point Road, Zephyr Cove, NV 89448

GRANTOR:

Gene Sellers

GENE SELLERS

180 Elks Point Road, Zephyr Cove, NV 89448

WITNESS #1:

Teresa Stephenson

Signature

Printed Name: TERESA STEPHENSON

WITNESS #2:

Jacque R. Bundy

Signature

Printed Name: Jacque R. Bundy

Acknowledgment

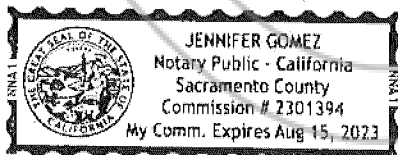
State of California

County of Sacramento

On this 22 day of November, 2019, before me, a Notary Public, within and for said County and State, duly commissioned and acting, appeared, **LINDA SELLERS AND GENE SELLERS**, to me personally well-known or proven with valid identification, as the person(s) who executed the foregoing Deed and executed the same for consideration and purposes therein mentioned and set forth, and does hereby so certify.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL)



J Gomez

Notary Public

Printed Name: Jennifer Gomez

My commission expires: 8/15/23

(Please **DO NOT** Stamp or Sign outside this Box)

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-15-820-001 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: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 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 # 5  
 b. Explain Reason for Exemption: TRANSFER FROM PARENT TO CHILD

5. Partial Interest: Percentage being transferred: 100.0% 308,000 / 128,986,500

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 Manager Attorney/Closing Company  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Linda & Gene Sellers  
 Address: 9244 Summer Holly Way  
 City: Sacramento  
 State: CA Zip: 95829

Print Name: ERIC BEDSWORTH  
 Address: 10760 Bradley Ranch Rd.  
 City: Elk Grove  
 State: CA Zip: 95624

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)  
 Print Name: White Rock Group, LLC Escrow # \_\_\_\_\_  
 Address: 700 S 21st St.  
 City: Fort Smith State: AR Zip: 72901

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