DOUGLAS COUNTY, NV

RPTT:\$146.25 Rec:\$35.00

\$181.25 Pgs=3

2019-939619 12/16/2019 09:34 AM

WHITE ROCK GROUP, LLC

KAREN ELLISON, RECORDER

Contract No.: 000570705293

Number of Points Purchased: 281,000

Annual Ownership

APN Parcel No.:1318-15-819-001 PTN

Mail Tax Bills To: Wyndham Vacation Resorts, Inc.

6277 Sea Harbor Drive, Orlando, FL 32821

Recording requested by: Lawyers Title of Nevada, Inc.

After recording, mail to:

Wyndham Vacation Resorts, Inc., Title Services 6277 Sea Harbor Drive, Orlando, FL 32821

## GRANT, BARGAIN, SALE DEED

## Fairfield Tahoe at South Shore

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CHRISTOPHER A SMELKER and RONDA SMELKER, whose address is PO BOX 12457, ZEPHYR COVE, NV 89448, hereinafter referred to as the "Grantor(s)" do hereby grant, bargain, sell and convey unto Wyndham Vacation Resorts, Inc., a Delaware corporation, whose principal offices are at 6277 Sea Harbor Drive, Orlando, FL 32821, hereinafter referred to as the "Grantee", the following described real property situated in Douglas County, Nevada, to wit:

A 281,000/90,245,000 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").

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 281,000 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).

Being part of or the same property conveyed to the Grantor(s) by Deed from recorded in the official land records for the aforementioned property, as Instrument No. <u>0709 498</u> and being further identified in Grantee's -2007 records as the property purchased under Contract Number 000570705293

To have and to hold all and singular, the premises described in this Deed, together with appurtenances, to the Grantee and to the Grantee's proper use and benefit forever. Authority is hereby given from each Grantor to Grantee or a designee of Grantee to execute any and all instruments necessary to effect the recordation of this Deed, including, by way of illustration, declaration of property value, affidavit of consideration, seller's tax declaration and correction of clerical errors.

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, easements, reservations and liens set forth in the Declaration of Restrictions for Fairfield Tahoe at South Shore, and any supplements and

amendments thereto; 3. All matters set forth on the above-referenced plat of record, and any supplements and amendments thereto.

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 14th day of April, 2019.

My Commission Expires:

Grantor: CHRISTOPHER A SMELKER

<u>ACKNOWLEDGEMENT</u>
STATE OF MSSOUR ) COUNTY OF Greene )
COUNTY OF Greene ) ss.
On this the 14 day of April, 2019 before me, the undersigned, a Notary
Public, within and for the County of Tanu, State of MSSDUR
commissioned qualified, and acting to me appeared in person CHRISTOPHER A SMELKER, to me
personally well known as the person(s) whose name(s) appear upon the within and foregoing deed of
conveyance as the grantor and stated that they had executed the same for the consideration and purpose
therein mentioned and set forth, and I do hereby so certify.
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal as such Notary
Public at the County and State aforesaid on this
Signature: All Dikh
Print Name Melanie Dillenburg MELANIE DILLENBURG
Notary Public Notary Public Notary Seal

Gonda Swelker Grantor: RONDA SMELKER

<u>ACKNOWLEDGEMENT</u>
STATE OF MSSoun) COUNTY OF Greene)
COUNTY OF Greene ) ss.
On this the Hand day of April , 20 19 before me, the undersigned, a Notary Public, within and for the County of
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal as such Notary Public at the County and State aforesaid on this
Signature  Print Name: Melane Dultenburg  Notary Public  My Commission Expires: 7/24/22  MELANIE DILLENBURG  Notary Public - Notary Seel  STATE OF MISSOURI  Greene County  My Commission #14629130

## STATE OF NEVADA DECLARATION OF VALUE

	·)	
2. T a) c) e)	ype of Property:	FOR RECORDERS OPTIONAL USE ONLY  Document/Instrument# Book: Page: Date of Recording: Notes:
D Ti	Total Value/Sales Price of Property Deed in Lieu of Foreclosure Only (valuments of Tax Value: Real Property Transfer Tax Due:	
a	f Exemption Claimed:  i) Transfer Tax Exemption, per NRS  i) Explain Reason for Exemption:	375.090, Section:
5. P	Partial Interest:Percentage being tra	nsferred: <u>100%</u> nowledges, under penalty of perjury, pursuant to
NRS 375 informati the infor claimed of the tag	5.060 and NRS 375.110, that the ir ion and belief, and can be supporte rmation provided herein. Furtherm exemption, or other determination of	nformation provided is correct to the best of theind by documentation if called upon to substantiate nore, the parties agree that disallowance of any fadditional tax due, may result in a penalty of 10% in Pursuant to NRS 375.030, the Buyer and Selle
Signatur Signatur		Capacity <u>Agent for Grantor/Seller</u> Capacity <u>Agent for Grantee/Buyer</u>
SELLER	R (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Nam Address: City:	ne: CHRISTOPHER A SMELKER 8605 HIGHWAY 136 FRITCH	Print Name: Wyndham Vacation Resorts, Inc. Address: 6277 Sea Harbor Drive City: Orlando
State:	TX Zip: 790368174  NY/PERSON REQUESTING RECOF	State: FL Zip: 32821  RDING
White Ro	REQUIRED IF NOT THE SELLER OR BUYER)  OCK Title, LLC  Ith 21st Street  Ith AR 72901	Escrow No.: <u>000570705293</u> Escrow Officer:

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