

APN: 1318-15-820-001-PTN

When Recorded Return to:
Caroline Amster
20807 Chaparral Cir.
Penn Valley, CA 95946

Mail Tax Statements to:
Wyndham Vacation Resorts, Inc.
180 Elks Point Rd.
Zephyr Cove, NV 89449



KAREN ELLISON, RECORDER

E07

Grant, Bargain, Sale Deed
Fairfield Tahoe at South Shore

For valuable consideration, the receipt of which is hereby acknowledged, **Caroline Amster, Single Woman, Sole Owner** (hereinafter referred to as "Grantee") does hereby Grant, Bargain, Sell and Convey to **Caroline Amster, trustee of the CAROLINE AMSTER TRUST, dated 11/14/00, as Amended and Restated on 10/6/15**, the following described real property situated in the County of Douglas, State of Nevada.

A 64,000/128,986,500 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, Pge 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 64,000 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 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 does hereby agree to assume the obligation for the payment of pro-rata or proportionate share of the real estate taxes for the current year and subsequent years. Further, by accepting this deed the Grantee accept title subject to the restrictions, liens and obligations set forth above and agrees to preform 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: 12/13/19

Caroline Amster
Caroline Amster

ACKNOWLEDGMENT

A notary public or other office 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 NEVADA } SS.

On December 13, 2019, before me, Linda May Hawkins, a Notary Public, personally appeared Caroline Amster, 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.

Linda May Hawkins



**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessor Parcel Number(s)**
1318-15-820-001 PTN

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

FOR RECORDERS OPTIONAL USE ONLY	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	<i>Verified Trust</i>

3. **Total Value/Sales Price of Property:** \$14,049.00

Deed in Lieu of Foreclosure Only (value of property) \$ —

Transfer Tax Value: \$ —

Real Property Transfer Tax Due: \$ —

4. **If Exemption Claimed**
- a. Transfer Tax Exemption, per NRS 375.090, Section 7
 - b. Explain Reason for Exemption: TRF OF TITLE TO TRUST WITHOUT CONSIDERATION -
5. Partial Interest: Percentage being transferred: 64.000% / 28,986.500 70 *Certification of Trust - enclosed*

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 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 *Caroline Amster* Capacity *GRANTOR*

Signature *Caroline Amster* Capacity *GRANTEE*

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Caroline Amster
Address: 20807 Chaparral Cir
City/State/Zip: Penn Valley, CA 95946

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Caroline Amster, TTE
Address: 20807 Chaparral Cir
City/State/Zip: Penn Valley, CA 95946

COMPANY REQUESTING RECORDING

Co. Name: Law Office of Edward E. Hawkins

Address: 105 Providence Mine Rd., Ste. 101, Nevada City, CA 95959

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)