

DOUGLAS COUNTY, NV

2020-941219

RPTT:\$3.90 Rec:\$40.00

\$43.90 Pgs=2

01/22/2020 02:20 PM

FIRST AMERICAN TITLE INS CO - NATIONAL

KAREN ELLISON, RECORDER

A.P.N.: 1318-15-817-001
File No: WY2019765A (AB)
R.P.T.T.: \$

When Recorded Mail To: Mail Tax Statements To:
Wyndham Vacation Resorts, Inc
180 Elks Point Road
Zephyr Cove, NV 89448

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Timeshare Acquisitions, LLC., a Florida limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

Wyndham Vacation Resorts, Inc., a Delaware corporation

the real property situate in the County of Douglas, State of Nevada, described as follows:

A 154,000 /138,156,000 undivided fee simple interest as tenants in common in Units 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302, and 7303 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 ANNUAL Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 154,000 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).

Contract No.: 57-0500462

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 12/9/2019

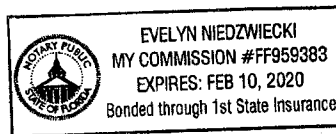
Timeshare Acquisitions, LLC, a Florida limited liability company

David Samuel Pontius
By: David Samuel Pontius,
Member & Manager

STATE OF Florida)
COUNTY OF Orange) **SS.**

This instrument was acknowledged before me on 9 day of December, 2019 by **David Samuel Pontius, Member and Manager on behalf of Timeshare Acquisitions, LLC., a Florida limited liability company.**

Evelyn Niedzwiecki
Notary Public
(My commission expires: 2/10/2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 12/9/2019 under Escrow No. **WY2019765A.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1318-15-817-001
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$900.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$900.00
 d) Real Property Transfer Tax Due \$3.90

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 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: [Signature] Capacity: Seller
 Signature: _____ Capacity: _____

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

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

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

Print Name: Wyndham Vacation
Resorts, Inc., a Delaware
corporation
 Address: 180 Elks Point Road
 City: Zephyr Cove
 State: NV Zip: 89448

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

Print Name: First American Title Insurance
Company
 Address: 400 International Parkway, Suite 380
 City: Lake Mary

File Number: WY2019765A AB/ AB
 State: FL Zip: 32746

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