

DOUGLAS COUNTY, NV

2020-942003

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=2

02/10/2020 10:05 AM

DEDICATED TIMESHARE SVC

KAREN ELLISON, RECORDER

APN: Portion of 1318-15-818-001 PTN
R.P.T.T. \$ 1.95

Recording Requested By And
When Recorded Mail To:
Dedicated Timeshare Services
4140 E. Baseline Road Ste 101
Mesa, AZ. 85206

Mail Tax Statements To:

c/o Wyndham South Shore - Lake Tahoe
6277 Sea Harbor Drive
Orlando, FL. 32821

Contract No. 000571100577
File No. 19-0843

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That **Sharetime Holdings LLC**, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Wyndham Vacation Resorts, Inc., a Delaware corporation** all that real property situate in the County of **Douglas**, State of **Nevada**, bounded and described in Exhibit "A" attached thereto and made a part hereof;

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hand(s) this 17 day of December, 2019

Sharetime Holdings LLC

By: [Signature]
Jason Connolly, Authorized Agent

STATE OF Florida }
COUNTY OF Hillsborough }SS

On December 17, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared **Jason Connolly, Authorized Agent**, personally known (or proved) to be the person(s) whose name(s) is/are subscribed to the above instrument who acknowledged that he/she/they executed the same.

WITNESS my hand and official seal.

[Signature]
Notary Public

(Seal)

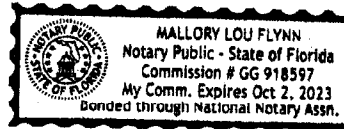


EXHIBIT "A"
LEGAL DESCRIPTION
TAHOE AT SOUTH SHORE

A 308,000 / 109,787,500 undivided fee simple interest as tenants in common in **Units 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 and 8303** 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 provision 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 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 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.

By accepting this deed the Grantee(s) do(es) hereby agree to assume the obligation for the payment of a pro-rata or proportionate share of the real estate taxes for the current year and subsequent years. Further, by accepting this deed the Grantee(s) accept(s) title subject to the restrictions, liens and obligations set forth above and agree(s) to perform 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.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-15-818-001
- 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
- Other Timeshare

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property \$ 500.00
- b) Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
- c) Transfer Tax Value: \$ 500.00
- d) Real Property Transfer Tax Due \$ 1.95

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: **100%**

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 Authorized Agent

Signature [Signature] Capacity Authorized Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Ariel Inocentes & Mary Deguzman-Inocentes
 Address: 12596 NW 67th Dr
 City: Parkland
 State: FL Zip: 33076

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sharetime Holdings, LLC
 Address: 5406 Hoover Blvd, Ste 5
 City: Tampa
 State: FL Zip: 33634

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

Print Name: Dedicated Timeshare Services Escrow #: 19-0843
 Address: 4140 E Baseline Rd, Ste 101
 City: Mesa State: AZ Zip: 85206

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED