

DOUGLAS COUNTY, NV

2020-942715

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=2

02/25/2020 11:42 AM

STERLING TITLE PARTNERS INC

KAREN ELLISON, RECORDER

Prepared By and Record and Return to:
Boca Raton Timeshare Transfers
21845 Powerline Road, suite 201
Boca Raton FL 33433

Mail Tax Statements to:
Wyndham Vacation Resorts, Inc.
6277 Sea Harbor Drive
Orlando FL 32821

Contract # 000571201011

APN #: 1318-15-822-001PTN

GRANT, BARGAIN and SALE DEED
Fairfield Tahoe at South Shore

THIS DEED, made this 12 day of Feb, 2020, by and between **TIMESHARE ACQUISITIONS, LLC**, a Florida Limited Liability Company, (hereinafter known as "Grantor"), whose post office address is: 4700 Millenia Blvd., suite 250B, Orlando FL 32839, unto **WYNDHAM VACATION RESORTS, INC.**, a Delaware corporation, (hereinafter known as "Grantee"), whose post office address is: 6277 Sea Harbor Drive, Orlando FL 32821

WITNESSETH

That the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain and sell and convey unto the aforesaid Grantee, their heirs, devisees, successors and assigns, the following real estate in Douglas County, Nevada, described as follows:

A 105,000/183,032,500 undivided fee simple interest as tenants in common in Units 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302 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, it's successors and assigns.

Subject to easements and rights of way of record; subject to all matters set forth on the Plat depicting the units above described and Subject to the reservations, restrictions, liens and covenants set out in the Declaration; and subject to mineral reservations, conveyances and leases of record, if any.

Together with all and singular the hereditaments and appurtenances thereunto belonging.


The property described above is/an Biennial ownership interest as described in the Declaration and such ownership interest has been allocated 210,000 Points (as defined in the Declaration) for use by the Grantee(s) in Even year(s).


By acceptance of this Deed, Grantee(s) hereby agree(s) for himself, his heirs, successors and assigns to be bound by all of the provisions, terms and conditions of said Declaration. Articles, Plat, By-Laws, and all rules and regulations which may be promulgated thereunder, and any amendments thereto.

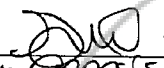
This is not homestead property.

Grantor hereby covenants with the said Grantee that it will forever warrant and defend the title to said property.

IN WITNESS WHEREOF Grantor has executed this instrument on the day and year first above written.


Print: Deancee Ramos

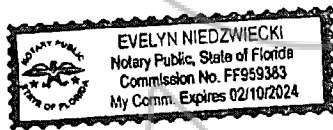

TIMESHARE ACQUISITIONS, LLC.,
A Florida Limited Liability Company
By: David Samuel Pontius,
It's Authorized Representative,
Grantor


Print: Genesis Margual

State of Florida
County of Orange

I hereby certify that on this 12 day of February 2020, before me, an officer duly authorized in Florida to take acknowledgements, personally appeared David Samuel Pontius, and who has produced DL as identification and who did not take an oath, and they acknowledged before me that they executed the foregoing for the purpose intended therein.

In Witness Whereof, I have hereunto set my hand and affixed my seal in the State and County above mentioned, this 12 day of February, 2020.



(Notary Seal)


Notary Public
Evelyn Niedzwiecki

Print: _____
My Commission Expires: 2/10/2024

**STATE OF NEVADA
DECLARATION OF VALUE**

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

3.a. Total Value/Sales Price of Property \$ 500
 b. Deed in Lieu of Foreclosure Only (value of property) _____
 c. Transfer Tax Value: \$ 500
 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: _____ %
 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: Grantor

Signature _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Timeshare Acquisitions LLC
 Address: 4700 Millenia Blvd ste 250B
 City: Orlando
 State: FL Zip: 32839

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Wyndham Vacation Resorts Inc
 Address: 6277 Sea Harbor Drive
 City: Orlando
 State: FL Zip: 32821

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Boca Raton Timeshare Transfers Escrow # _____
 Address: 21845 Powerline Rd ste 201
 City: Boca Raton State: FL Zip: 33433