DOUGLAS COUNTY, NV

RPTT:\$337.35 Rec:\$40.00

2020-946541

\$377.35 Pgs=3 05/26/2020 08:41 AM

WHITE ROCK GROUP, LLC

KAREN ELLISON, RECORDER

Contract No.: 000571700582

Number of Points Purchased:518,000

Annual Ownership

APN Parcel No.:1318-15-822-001 PTN 1318-15-823-001 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, Maria Serapiglia and Michael A Serapiglia, joint tenant, 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 518,000/183,032,500 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").

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 518,000 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).

\wedge	Being part of or the same property conveyed to the Grantor(s) by Deed from		
	rantee	recorded in the official land records for the aforementioned property	
on _	10/23/2017	, as Instrument No 2617-905-947 and being further identified in Grantee's	
records as the property purchased under Contract Number 000571700582			

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

Contract: 000571700582 DB

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 17th day of January, 2020. US Sycz **ACKNOWLEDGEMENT** STATE OF Florida, country of Orange,) ss. On this the 17 day of Jan wary, 20 20 before me, the undersigned, a Notary Public, within and for the County of Orange , State of Florida commissioned qualified, and acting to me appeared in person MARIA SERAPIGLIA, 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 purposes therein mentioned and set forth, and I do hereby so certify. Signature: Print Name LISA DIAZ Notary Public – State of Florida Notary Public Commission # GG 187004 My Comm. Expires Feb 18, 2022 My Commission Expires: Bonded through National Notary Assn.

rantor: MICHAEL A SERAPIGLIA **ACKNOWLEDGEMENT** STATE OF Horida COUNTY OF Obange) ss. On this the 17 day of 5 and you, 20 before me, the undersigned, a Notary Public, within and for the County of Crange, State of Florida commissioned qualified, and acting to me appeared in person MICHAEL A SERAPIGLIA, 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 purposes therein mentioned and set forth, and I do hereby so certify. Public at the County and State aforesaid on this Signature: LISA DIAZ Print Name otary Public - State of Florida Notary Public Commission # GG 187004 My Comm. Expires Feb 18, 2022 My Commission Expires: Bonded through National Notary Assn.

Contract: 000571700582 DB

STATE OF NEVADA			
DECLARATION OF VALUE			
1. Assessor Parcel Number(s)	\wedge		
a) 1318-15-822-001 PTN			
b) 1318-15-823-001 PTN			
c)	\ \		
d)	\ \		
u)	\ \		
	\ \		
2. Type of Property:	\ \		
a) Vacant Land b) Single Fam. R	es.		
′ <u> </u>			
	FOR RECORDERS OPTIONAL USE ONLY		
e) Apt. Bldg f) Comm'l/Ind'l	BOOK PAGE		
g) Agricultural h) Mobile Home	DATE OF RECORDING:		
· - · · · · · · · · · · · · · · · · · ·	NOTES:		
i) ☑ Other <u>Timeshare</u>			
3. Total Value/Sales Price of Property:	\$\$86,296.00		
Deed in Lieu of Foreclosure Only (value of property			
Transfer Tax Value:	\$ \$86,296.00		
Real Property Transfer Tax Due:	\$\$337.35		
	\ +		
4. If Exemption Claimed:			
	Continu #		
a. Transfer Tax Exemption per NRS 375.090,b. Explain Reason for Exemption:	Section #		
b. Explain Reason for Exemption.			
5. Partial Interest: Percentage being transferred:	<u>100.0</u> %		
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			
	antiate the information provided herein. Furthermore, the		
	nption, or other determination of additional tax due, may		
result in a penalty of 10% of the tax due plus interes	st at 1% per month.		
~ 1			
Pursuant to NRS 375.030, the Buyer and Seller shall be jo	intly and severally liable for any additional amount owed.		
	Managara Olasian Osmana		
Signature / / / Y	Capacity Manager/Closing Company		
	7 //		
Signature \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Capacity		
- V			
SELLER (ORANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION		
(REQUIRED)	(REQUIRED)		
(REQUIRED)	(REQUIRED)		
Print Name: MARIA SERAPIGLIA	Print Name: WYNDHAM VACATION RESORTS, INC.		
Address: PO BOX 12457	Address: 6277 SEA HARBOR DRIVE		
City: ZEPHYR COVE	City: ORLANDO		
State: NV Zip: 89448	State: FL Zip: 32821		
COMPANY/PERSON REQUESTING RECORDING			
(required if not the seller or buyer)			
Print Name: White Rock Group, LLC	Escrow # 000571700582		
Address: 700 South 21st Street			
City: Fort Smith State: A	R Zip: 72901		
	MAY BE RECORDED/MICROFILMED)		
(VO V LODPIC VECOKD 1 LIP LOKIN	IMA I DE RECORDED/IMICROFILMED)		