

Contract Number: 580619153  
Number of Points Purchased: 105,000  
BIENNIAL Ownership  
APN Parcel No.: 1318-15-822-001 PTN  
1318-15-823-001 PTN

*Prepared by or under the supervision of:*  
Hayes, Johnson & Conley, PLLC  
700 South 21<sup>st</sup> Street  
Fort Smith, AR 72901

*After recording please return to:*  
White Rock Group, LLC  
700 South 21<sup>st</sup> Street  
Fort Smith, AR 72901  
479-242-0974

*Mail Tax Bills to:*  
Wyndham Vacation Ownership, Inc.  
6277 Sea Harbor Drive  
Orlando, FL 32821

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT, **SHARON J SELLERS, SURVIVING JOINT TENANT OF WILLIAM L SELLERS, AKA WILLIAM LEONARD SELLERS JR, DECEASED**, whose address is 180 Elks Point Road, Zephyr Cove, NV 89448, hereinafter called GRANTOR(s), for and in consideration of the sum of ZERO DOLLARS (\$00.00) and other good and valuable consideration paid by **GARY W BURK, A MARRIED PERSON AND SOLE OWNER**, whose address is 180 Elks Point Road, Zephyr Cove, NV 89448, hereinafter called GRANTEE(s), the receipt of which is hereby acknowledged, has/have bargained and sold, and by these presents do(es) hereby grant, bargain, sell and convey unto the aforesaid GRANTEE(s) and each of their heirs, devisees, successors and assigns, the following described property located in Douglas County, Nevada to wit:

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, as previously reserved.

The Property is a(n) **BIENNIAL** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 210,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee(s) in **ODD** Resort Year(s).

Being part of or the same property, and subject to the same terms, conditions, and restrictions as conveyed to the GRANTOR(s) by Deed from FAIRFIELD RESORTS, INC., a Delaware corporation, recorded in the official land records for the aforementioned property on August 15, 2006, at Deed Book 0806 / Page 5507.

**Together With** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

GRANTOR(s) do(es) hereby covenant with GRANTEE(s) that they are lawfully seized of the Vacation Ownership Interest conveyed herein; that GRANTOR(s) has/have good and lawful authority to sell and convey said VOI; that GRANTOR(s) do/does hereby fully warrant title to said VOI and will defend the same against the lawful claims of all persons claiming by and through GRANTOR(s); and that said Vacation Ownership Interest is free of all encumbrances except easements, restrictions, and reservations of record and taxes for the current year and subsequent years.

Capitalized or block terms used herein shall have those meanings ascribed to them in the Declaration.

The plural number as used herein shall equally include the singular and vice versa. The masculine or feminine gender as used herein shall equally include the neuter.

IN WITNESS WHEREOF, this Deed has been executed on this 25 day of July, 2020

GRANTOR:

Sharon J. Sellers  
SHARON J SELLERS  
180 Elks Point Road, Zephyr Cove, NV 89448

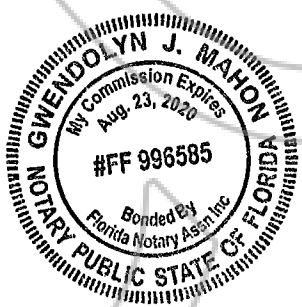
Acknowledgment

State of FLORIDA  
County of HERNANDO

The foregoing Instrument was acknowledged before me by means of  physical presence or  online notarization, this 25 day of July, 2020 by SHARON J SELLERS, who is personally known to me or who has produced Dr license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL)



Gwendolyn J Mahon  
Notary Public  
Printed Name: Gwendolyn J Mahon  
My commission expires: 8/23/20  
Serial Number, if any \_\_\_\_\_

(Please **DO NOT** Stamp or Sign outside this Box)

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-15-822-001 PTN  
 b) 1318-15-823-001 PTN  
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \$0.00  
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 05  
 b. Explain Reason for Exemption: TRANSFER FROM PARENT TO CHILD

5. Partial Interest: Percentage being transferred: 100.0 % of 105,000/183,032,500

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 \_\_\_\_\_ Capacity Mgr/Closing Company

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Sharon J Sellers & William L Sellers aka  
 Address: 12563 Eddington Rd William Leonard Sellers  
 City: Spring Hill Jr, deceased  
 State: FL Zip: 34609

Print Name: GARY W BURK  
 Address: 1608 Macintosh Way  
 City: Hummelstown  
 State: PA Zip: 17036

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: White Rock Group, LLC Escrow # \_\_\_\_\_  
 Address: 700 S 21st St.  
 City: Fort Smith State: AR Zip: 72901

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