**DOUGLAS COUNTY, NV** 

RPTT:\$52.65 Rec:\$40.00

**2021-965477** 04/14/2021 01:15 PM

\$92.65 Pgs=3

WHITE ROCK GROUP, LLC
KAREN ELLISON, RECORDER

Contract No.: 000571700921 Number of Points Purchased:64,000

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, **GEORGE R**FICKLIN and BRENDA S FICKLIN, 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 64,000/183,032,500 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 64,000 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).

$\wedge$	A Being part of or the same property conveyed to the Grantor(s) by Deed from										
<u>ا</u> ت	antee	recorded in the official land records for the aforementioned property									
on	ເຖິງເລີ	as Instrument No 2019 - 938049 and being further identified in Grantee's									
records as the property purchased under Contract Number 000571700921											

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: 000571700921 DB

APPT. NO. 19-1152-5 My Appt. Expires 01-21-2023

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 3rd day of November, 2020.
L'Allein
Grantor: GEORGE R FICKLIN
ACKNOWLEDGEMENT  STATE OF Nation )  COUNTY OF Duals 3 )  On this the 3 day of November, 20 30 before me, the undersigned, a Notary
Public, within and for the County of Douglas, State of New da,
commissioned qualified, and acting to me appeared in person GEORGE R FICKLIN, 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.
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal as such Notary
Public at the County and State aforesaid on this day of November, 20 20
Signature: Care No Droe Xo
Print Name: Corol Linhowist >
Notary Public CAROL LIEBOWITZ
My Commission Expired: 1 21 23

My Commission Expires: 1.21.23

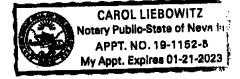
Contract: 000571700921 DB

Bunds Station

Grantor: BRENDA S FICKLIN

## **ACKNOWLEDGEMENT**

STATE OF Nanda )		
COUNTY OF Douglas ) ss.		
On this the 3 day of Navember	, 20 20 before me, the unde	ersigned, a Notary
Public, within and for the County of Dead to	State of Nanc	ta
commissioned qualified, and acting to me appeared known as the person(s) whose name(s) appear upo grantor and stated that they had executed the same and set forth, and I do hereby so certify.	on the within and foregoing deed of c	onveyance as the
IN TESTIMONY WHEREOF, I have her	munto not my band and afficial soal s	na suah Nataru
Public at the County and State aforesaid on this		20 <b>0</b> 0 .
Signature: And Lobosov  Print Name: Corol Lie hours  Notary Public  My Commission Expires: 1.21.23		



## 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) □Commt/Ind¹ g) □Agricultural h) □Mobile Home l) ☑Other - Timeshare 3. Total Value/Sales Price of Property: □ Deed in Lieu of Foreclosure Only (value of property) □ Transfer Tax Value: □ Real Property Transfer Tax Due: 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 the information and belief, and can be supported by documentation if called upon to substantiat the information provided herein. Furthermore, the parties agree that disallowance of arclaimed 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 Selic shall be jointly and severally liable for any additional amount owed.  Signature □ Capacity Agent for Grantor/Selles Signature □ Capacity Agent for Gran				/ VALUE				\ \
b) 1318-15-823-001 PTN c) d)  2. Type of Property: a) □ vacant Land b) □ Single Fam. Res. □ □ Condo/Twnhse d) □ 2-4 Plex □ Document/Instrument# □ Document/Instr	1.							\ \
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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) Wother - Timeshare  3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due: 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 the information and belief, and can be supported by documentation if called upon to substantiathe information provided herein. Furthermore, the parties agree that disallowance of ar 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 Selleshall be jointly and severally liable for any additional amount owed.  Signature  Capacity Agent for Grantor/Sellestignature  Capacity Agent for Grant		,	J-1J-02J-0011	- 11 <b>V</b>				
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e) Apt. Bldg   1) Comm'l/Ind'    Date of Recording:   Notes:						nt/Instru		
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COMPANY/PERSON REQUESTING RECORDING	COMP				RDING			
(REQUIRED IF NOT THE SELLER OR BUYER)	VAIL-14-	•		LER OR BUYER)	F-		No . 000E747000	14
White Rock Title, LLC Escrow No.: 000571700921	794			/				
700 South 21st Street Escrow Officer:	770	No.		/	ES	crow	Umicer:	

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