

DOUGLAS COUNTY, NV

2021-971276

RPTT:\$39.00 Rec:\$40.00

\$79.00 Pgs=3

07/22/2021 12:10 PM

WHITE ROCK GROUP, LLC

KAREN ELLISON, RECORDER

Contract No.: 000570509430

Number of Points Purchased:77,000

Biennial Ownership

APN Parcel No.:1318-15-818-001 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, **Todd Adam Binder and Elsa Stegermann Binder, Husband and Wife**, 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 77,000/109,787,500 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 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 Biennial Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 154,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee in Even Resort Year(s).

Being part of or the same property conveyed to the Grantor(s) by Deed from Leonard & Loretta Brown recorded in the official land records for the aforementioned property on 11/9/2010, as Instrument No. 757319 and being further identified in Grantee's records as the property purchased under Contract Number 000570509430

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

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 8/28/20.


  
Grantor: TODD ADAM BINDER

ACKNOWLEDGEMENT

STATE OF California )  
 ) ss.  
COUNTY OF Sonoma )

On this the 9<sup>th</sup> day of Sept, 20 20 before me, the undersigned, a Notary Public, within and for the County of Sonoma, State of California, commissioned qualified, and acting to me appeared in person TODD ADAM BINDER, 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 9<sup>th</sup> day of Sept, 20 20.

Signature:   
Print Name: Susan Therese Wahl  
Notary Public  
My Commission Expires: 05/20/2021



*Elis Stegemann Binder*

**Grantor: ELSA STEGEMANN BINDER**

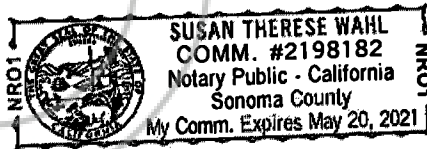
**ACKNOWLEDGEMENT**

STATE OF California )  
 ) ss.  
COUNTY OF Sonoma )

On this the 9<sup>th</sup> day of Sept, 2020 before me, the undersigned, a Notary Public, within and for the County of Sonoma, State of California, commissioned qualified, and acting to me appeared in person ELSA STEGEMANN BINDER, 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 9<sup>th</sup> day of Sept, 2020.

Signature: *Susan Therese Wahl*  
Print Name: Susan Therese Wahl  
Notary Public  
My Commission Expires: 05/20/2021



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-15-818-001 PTN  
 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  
 i)  Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$9,749.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$9,749.00  
 Real Property Transfer Tax Due: \$39.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.0%

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 Manager/Closing Company

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

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Todd Adam Binder  
 Address: PO Box 12457  
 City: Zephyr Cove  
 State: NV Zip: 89448

Print Name: Wyndham Vacation Resorts, Inc.  
 Address: 6277 Sea Harbor Drive  
 City: Orlando  
 State: FL Zip: 32821

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: White Rock Group, LLC Escrow # 000570509430  
 Address: 700 South 21st Street  
 City: Fort Smith State: AR Zip: 72901

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