DOUGLAS COUNTY, NV

KAREN ELLISON, RECORDER

RPTT:\$1.95 Rec:\$40.00

2021-971441

\$41.95 Pgs=2

07

FIRST AMERICAN TITLE INS CO - NATIONAL

07/26/2021 01:37 PM

A.P.N.: 1318-15-822-001

File No:

6008776LG (LO)

R.P.T.T.:

\$1.95

When Recorded Mail To: Mail Tax Statements To: Timeshare Acquisitions, LLC

5337 Millenia Lakes Boulevard, Suite 225

Orlando, FL 32839

## GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Grigoriy Pinchuk and Zoya Shchurova, husband and wife as joint tenants with right of survivorship

do(es) hereby GRANT, BARGAIN and SELL to

Timeshare Acquisitions, LLC

the real property situate in the County of **Douglas**, State of **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, its successors and assigns.

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 210,000 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).

## Contract #: 000570708420

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

## Subject to

- All general and special taxes for the current fiscal year.
- Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now 2. of record.

Date: 6-08-302 Grigoriy Pinchuk Zoya Sheheur Zoya Shchurova

STATE OF **COUNTY OF** 

This instrument was acknowledged before me on <u>June 8</u>T

Grigoriy Pinchuk and Zoya Shchurova\*\*\*

Notary Public (My commission expires: 9

NOTARY PUBLIC State Of Washington MAGGIE GOURLE appointment expires September 1

## STATE OF NEVADA DECLARATION OF VALUE Assessor Parrel Number(s)

1.	Assessor Parcel Number(s)		\ \
a)	1318-15-822-001		\ \
b).	the state of the s		\ \
c)			~
d).	والمنافقة	/	
2.	Type of Property		
ے. a)	Vacant Land b) Single Fam. Res	FOR REC	ORDERS OPTIONAL USE
-	Condo/Twnhse d) 2-4 Plex	Book	Page:
c)		Date of Re	cordina:
e)			
g)	Agricultural h) Mobile Home	Notes:	
i)	X Other TIMESHARE		1 1
3.	a) Total Value/Sales Price of Property:	<u>\$4</u>	65.00
	b) Deed in Lieu of Foreclosure Only (value of p	roperty) (\$	
	c) Transfer Tax Value:	76.	65.00
	d) Real Property Transfer Tax Due	74.	95
_		/ ~	
4.	If Exemption Claimed:		/
	a. Transfer Tax Exemption, per 375.090, Sect	ion:	<del></del>
	b. Explain reason for exemption:	, /	
_	Partial Interect: Percentage being transferred:	100	%
5.	Partial Interest: Percentage being transferred:		The The The Third The Thir
375	The undersigned declares and acknowledges,	under penalty	of perjury, pursuant to NRS orrect to the best of their
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375 info the claid 10% Sell Sign Print Add City Sta	The undersigned declares and acknowledges, 5.060 and NRS 375.110, that the information provided herein. Furthermore, to information of additional actions of the tax due plus interest at 1% per month derivation in the shall be jointly and severally liable for any additional information.  SELLER (GRANTOR) INFORMATION (REQUIRED)  Grigoriy Pinchuk and Zoya in Name:  Shchurova  Shchurova  Gress:  2513 Duportail Street Apt E133,  Grigoriy Pinchuk and Zoya Shchurova  Gress:  Zig: 99352	under penalty provided is cocumentation if he parties agre fitional tax due Pursuant to I ditional amoun Capacity: Capacity: BUYER (G  Print Name: Address: City: Orla State: FL	of perjury, pursuant to NRS orrect to the best of their called upon to substantiate that disallowance of any, may result in a penalty of NRS 375.030, the Buyer and towed.  GRANTOR  RANTEE) INFORMATION (REQUIRED) Timeshare Acquisitions, LLC 5337 Millenia Lakes Boulevard, Suite 225 Indo  Zip: 32839
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