

DOUGLAS COUNTY, NV

2021-973163

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=2

08/27/2021 08:40 AM

TIMESHARE TITLE, INC.

KAREN ELLISON, RECORDER

APN: 1318-15-820-001 PTN

Mail tax statement to:

Wyndham Vacation Resorts, Inc.
6277 Sea Harbor Drive
Orlando, FL 32821

**Recording Requested by and
when recorded return to:**

Timeshare Title, Inc.
PO Box 3175
Sharon, PA 16146

Escrow No.: 21-12793
Contract No.: 000571201060
70,000 Points Annual Ownership

R.P.T.T. \$1.95

**GRANT, BARGAIN, SALE DEED
FAIRFIELD TAHOE AT SOUTH SHORE**

THIS INDENTURE WITNESSETH: That this DEED, made this 29th day of June, 2021, **Jerry Walker, a Married Man**, whose address is **1007 Avenue N., Sauk Rapids, MN 56379**, hereinafter referred to as "**Grantor**", does hereby Grant, Bargain, Sell and Convey to **Jerry Walker and Eileen Walker, Husband and Wife**, whose address is **1007 Avenue N., Sauk Rapids, MN 56379** and **Donald Rose and Rosa Rose, Husband and Wife**, whose address is **P.O. Box 582204, Elk Grove, CA 95758**, all as **Joint Tenants with Full Rights of Survivorship**, hereinafter called "**Grantees**", the following described real property situate in the County of Douglas, State of Nevada:

A **70,000/128,986,500** undivided fee simple interest as tenant in common in **Units 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303, and 10304**, 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 mineral and mineral rights which minerals and mineral rights are hereby reserved unto the Developer, its successors and assigns.

The property is an **Annual Ownership Interest** as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **70,000 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)**.

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 and liens set forth in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore, and any supplements and amendments thereto;

4. All matters set forth on the plat of record depicting South Shore Condominium, and any supplements and amendments thereto.

By accepting this deed, the Grantees do hereby agree to assume the obligation for the payment of a pro-rata or proportionate share of the real estate taxes for the current year and subsequent years. Further, by accepting this deed the Grantees accept title subject to the restrictions, liens and obligations set forth above and agree to perform the obligations set forth in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore, in accordance with the terms thereof.

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.

Prior instrument reference: Document No. 0805273, Book 0712, Pages 1588-1589, of Official Records of Douglas County, Nevada.

WITNESS Grantor's hand this 19 day of July, 2021.

Jerry Walker
Jerry Walker

STATE OF Minnesota

COUNTY OF Benton

On this 19th day of July, 2021, personally appeared before me, a Notary Public in and for said County and State, Jerry Walker, who acknowledged that he executed the above instrument.

WITNESS my hand and official seal.

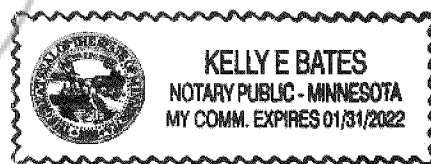
Kelly E Bates
Notary

Kelly E Bates
Notary Printed Name

71079038
Notary Commission No.

My Commission Expires: 11/31/2022

Press Notarial Seal/Stamp Here



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-15-820-001 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: \$500.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$500.00
 Real Property Transfer Tax Due: \$1.95

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 Agent for Grantor

Signature [Signature] Capacity Agent for Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Jerry Walker
 Address: 1007 Avenue N.
 City: Sauk Rapids
 State: MN Zip: 56379

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Donald Rose and Rosa Rose and Jerry Walker
 Address: PO Box 582204
 City: Elk Grove
 State: CA Zip: 95758

COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)

Print Name: Timeshare Title, Inc. Escrow # 21-12793
 Address: P.O. Box 3175
 City: Sharon State: PA Zip: 16146