

DOUGLAS COUNTY, NV

2021-976667

RPTT:\$7.80 Rec:\$40.00

\$47.80 Pgs=2

11/08/2021 08:39 AM

WHITE ROCK GROUP, LLC

KAREN ELLISON, RECORDER

Prepared by or under the supervision of:

Hayes, Johnson & Conley, PLLC  
700 South 21<sup>st</sup> Street  
Fort Smith, AR 72901

Contract: 000410544456  
Parcel Number: 1318-15-820-001  
Number of Points: 259,000  
ANNUAL Ownership  
Mail Tax Bills to:  
Wyndham Vacation Resorts, Inc.  
180 Elks Point Road, Zephyr Cove  
Lake Tahoe, NV 89448

After recording, please return to:

White Rock Group, LLC  
700 South 21<sup>st</sup> Street  
Fort Smith, AR 72901  
479-242-0974

WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:**

THAT, **TIMESHARE ACQUISITIONS, LLC**, a Florida limited liability company, whose address is 180 ELKS POINT ROAD, ZEPHYR COVE, LAKE TAHOE, NV 89448, hereinafter called GRANTOR(s), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by **Wyndham Vacation Resorts, Inc.**, a Delaware corporation, whose address is 180 ELKS POINT ROAD, ZEPHYR COVE, LAKE TAHOE, 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 **259,000/128,986,500** undivided fee simple interest as tenants 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 minerals and mineral rights previously reserved.

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 **259,000** 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).

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 **JAMES F. JONES JR. AND ANN MARGARET JONES** recorded in the official land records for the aforementioned property on 11/5/2021 at 2021-976590.

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

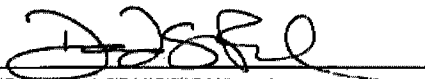
GRANTOR(s) do(es) hereby covenant with GRANTEE(s) that they are lawfully seized of the Vacation Ownership Interest conveyed herein; that GRANTOR(s) has/have good and lawful authority to sell and convey said VOI; that GRANTOR(s) do/does hereby fully warrant title to said VOI and will defend the same against 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 21 day of OCT, 20 21.

GRANTOR:

  
TIMESHARE ACQUISITIONS, LLC  
BY: SAM PONTIUS  
Managing Member/President  
180 ELKS POINT ROAD, ZEPHYR COVE, LAKE TAHOE, NV 89448

Acknowledgment

State of FL )

County of ORANGE )


The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21 day of OCT, 20 21 by SAM PONTIUS, Managing Member/President of TIMESHARE ACQUISITIONS, LLC, a Florida limited liability company, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

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

(SEAL)



Allen Craig Washburn  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG239485  
Expires 11/13/2022

  
Notary Public  
Printed Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_  
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. 1318-15-820-001  
 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  
 Other TIMESHARE

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 1800.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( N/A ) )  
 c. Transfer Tax Value: \$ 1800.00  
 d. Real Property Transfer Tax Due \$ 7.88

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 % 259,000 / 128,986,500  
 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: Manager / Closing Company  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: TIMESHARE ACQUISITIONS, LLC  
 Address: 4793 Millenia Blvd, Suite 250B  
 City: Orlando  
 State: FL                      Zip: 32839

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: WYNDHAM VACATION RESORTS, INC.  
 Address: 180 ELKS POINT ROAD ZEPHYR COVE  
 City: LAKE TAHOE  
 State: NV                      Zip: 89448

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: White Rock Group LLC  
 Address: 700 South 21st Street  
 City: Fort Smith

Escrow # \_\_\_\_\_  
 State: AR                      Zip: 72901