

DOUGLAS COUNTY, NV

2022-979999

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

01/19/2022 11:39 AM

DEDICATED TIMESHARE SVC

KAREN ELLISON, RECORDER

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

R.P.T.T. \$ 1.95

**Recording Requested By And
When Recorded Mail To:**

Dedicated Timeshare Services
85 W Combs Rd, Ste 101-348
San tan Valley, AZ 85140
File No. 21-0980

Mail Tax Statements To:

Sharetime Holdings, LLC
5406 Hoover Blvd, Ste 5
Tampa, FL 33634

Contract No. 000570705624

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

THIS INDENTURE WITNESSETH: That

GRANTOR: Stephan A. Winter and Melinda A. Winter, Joint Tenants with the Right of Survivorship,
with a mailing address of 71 Forbes Lane, Windham, ME 04062

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell
and Convey to:

GRANTEE: Sharetime Holdings, LLC, with a mailing address of 5406 Hoover Blvd, Ste 5, Tampa, FL 33634

and to the heirs and assigns of such Grantee forever, all that real property situate in the County of Douglas,
State of Nevada, bounded and described in Exhibit "A" attached thereto and made a part hereof;

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 23 day of December, 2021.

Stephan A. Winter
Stephan A. Winter

Melinda A. Winter
Melinda A. Winter

STATE OF Maine
COUNTY OF Cumberland

On Dec. 23, 2021, before me, the undersigned, a notary public in and for said State personally appeared **Stephan A. Winter and Melinda A. Winter** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
NOTARY PUBLIC SIGNATURE

Jamie Pasquini
Printed Name of Notary Public

My commission expires: Oct. 5, 2028

JAMIE PASQUINI
NOTARY PUBLIC
State of Maine
My Commission Expires
October 5, 2028

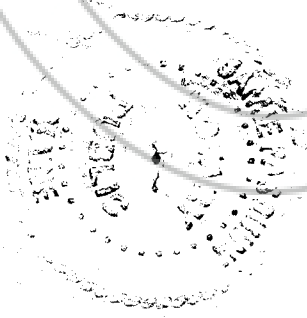


EXHIBIT "A"
LEGAL DESCRIPTION
TAHOE AT SOUTH SHORE

A 84,000 / 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 provision 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 168,000 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).

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;
3. Real estate taxes that are currently due and payable and are a lien against the Property;
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 Grantee(s) do(es) 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 Grantee(s) accept(s) title subject to the restrictions, liens and obligations set forth above and agree(s) 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.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-15-822-001 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
- Other Timeshare

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property \$ 500.00
- b) Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
- c) Transfer Tax Value: \$ 500.00
- d) 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%

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 Authorized Agent for Seller

Signature [Signature] Capacity Authorized Agent for Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Stephan A. Winter and Melinda A. Winter
 Address: 71 Forbes Lane
 City: Windham
 State: ME Zip: 04062

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sharetime Holdings, LLC
 Address: 5406 Hoover Blvd, Ste 5
 City: Tampa
 State: FL Zip: 33634

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

Print Name: Dedicated Timeshare Services Escrow #: 21-0980
 Address: 85 W Combs Rd, Ste 101-348
 City: San Tan Valley State: AZ Zip: 85140