

DOUGLAS COUNTY, NV
RPTT:\$144.30 Rec:\$40.00
\$184.30 Pgs=5 2022-980857
02/07/2022 02:19 PM
WHITE ROCK GROUP, LLC
KAREN ELLISON, RECORDER

Contract No.: 000571801059
Number of Points Purchased: 195,000
Annual Ownership
APN Parcel No.: 1318-15-822-001 PTN 1318-15-823-001 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, **LOUIE JAMES SABADO HILARIO TTEE and SHAO HUAN HUANG HILARIO TRUSTEE OF THE 2019 HILARIO FAMILY LIVING TRUST**, 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 195,000/183,032,500 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").

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 195,000 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 conveyed to the Grantor(s) by Deed from Louie James Hilario Living Trust recorded in the official land records for the aforementioned property on 9/16/2020, as Instrument No. 200-952671 and being further identified in Grantee's records as the property purchased under Contract Number 000571801059

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 7th day of August, 2021.



Grantor: LOUIE JAMES SABADO HILARIO TTEE

ACKNOWLEDGEMENT

STATE OF CA)
) ss.
COUNTY OF Calaveras)

On this the 7 day of Aug., 2021 before me, the undersigned, a Notary Public, within and for the County of Calaveras, State of California, commissioned qualified, and acting to me appeared in person LOUIE JAMES SABADO HILARIO TTEE, 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 7 day of Aug, 2021.

Signature: 
Print Name: Cora Roberts
Notary Public
My Commission Expires: Sept. 15, 2022

*See attached acknowledgment document.
CR

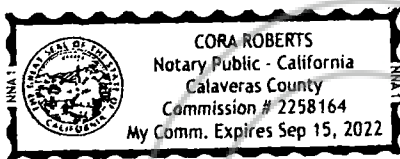
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Calaveras }
On 8/7/2021 before me, Cora Roberts Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Louie James Sabado Hilario Tree
Name(s) of Signer(s)

who 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 behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cora Roberts
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Deed Back / Wyndham
Document Date: 8/7/2021 Number of Pages:
Signer(s) Other Than Named Above:
Capacity(ies) Claimed by Signer(s)
Signer's Name: Signer's Name:
 Corporate Officer – Title(s): Corporate Officer – Title(s):
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian of Conservator Trustee Guardian of Conservator
 Other: Other:
Signer is Representing: Signer is Representing:

[Signature]
Grantor: SHAO HUAN HUANG HILARIO TRUSTEE

ACKNOWLEDGEMENT

STATE OF CA)
COUNTY OF Calaveras) ss.

On this the 7 day of Aug, 2021^{CR} before me, the undersigned, a Notary Public, within and for the County of Calaveras, State of California, commissioned qualified, and acting to me appeared in person SHAO HUAN HUANG HILARIO TRUSTEE, 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 7 day of Aug, 2021.

Signature: [Signature]
Print Name: Cora Roberts
Notary Public
My Commission Expires: Sept 15, 2022

* See attached acknowledgment document
CR

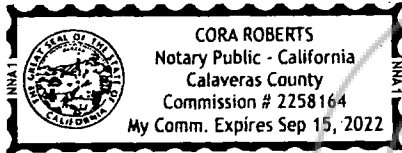
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Date Here Insert Name and Title of the Officer
personally appeared Shao Huan Huang Hilario
Name(s) of Signer(s)

who 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 behalf of which the person(s) acted, executed the instrument.



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WITNESS my hand and official seal.

Signature Cora Roberts
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Deed Back / Wymndham
Document Date: 8/7/2021 Number of Pages:
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian of Conservator
[] Other:
Signer is Representing:

STATE OF NEVADA DECLARATION OF VALUE

1. **Assessor Parcel Number(s):**
 a) 1318-15-822-001 PTN
 b) 1318-15-823-001 PTN
 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	
Document/Instrument#	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

3. **Total Value/Sales Price of Property:** **\$36,549.00**
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: **\$36,549.00**
 Real Property Transfer Tax Due: **\$144.30**

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 _____ Capacity Agent for Grantor/Seller
 Signature _____ Capacity Agent for Grantee/Buyer

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: LOUIE JAMES SABADO HILARIO
 TTEE
 Address: 200 KEN CT
 City: VALLEJO
 State: CA Zip: 945914273

BUYER (GRANTEE) INFORMATION

(REQUIRED)

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)

White Rock Title, LLC
 700 South 21st Street
 Fort Smith, AR 72901

Escrow No.: **000571801059**
 Escrow Officer: _____

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