

DOUGLAS COUNTY, NV

2022-981004

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=2

02/10/2022 08:33 AM

TIMESHARE TITLE, INC.

KAREN ELLISON, RECORDER

APN: 1318-15-819-001 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.: 22-13021
Contract No.: 000570807545
238,000 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 1st day of February, 2022, **Clayton A. Barry, Sole Owner**, whose address is **1805 W. Heavenly Court, Flagstaff, AZ 86001**, hereinafter referred to as "**Grantor**", does hereby Grant, Bargain, Sell and Convey to **BPCO Holdings, LLC, DBA Lemon Lion Consulting, LLC**, a Nevada limited liability company, whose address is **1101 Miranda Lane, Suite 131, Kissimmee, FL 34741**, hereinafter called "**Grantee**", the following described real property situate in the County of Douglas, State of Nevada:

A **238,000/90,245,000** undivided fee simple interest as tenant in common in **Units 9101, 9102, 9103, 9104, 9201, 9203 and 9204**, 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 **238,000 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;
3. Real estate taxes that are currently due and payable and are a lien against the Property.

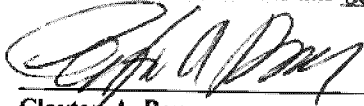
4. All matters set forth on the plat of record depicting South Shore Condominium, and any supplements and amendments thereto.

By accepting this deed, the Grantee does 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 accepts 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. 0734146, Book 1208, Pages 1336-1337, of Official Records of Douglas County, Nevada.

WITNESS Grantor's hand this 2 day of February, 2022.



Clayton A. Barry

STATE OF Arizona

COUNTY OF Cocoino

On this 2nd day of February, 2022, personally appeared before me, a Notary Public in and for said County and State, Clayton A. Barry, who acknowledged that he executed the above instrument.

WITNESS my hand and official seal.



Notary

Dustin Moore

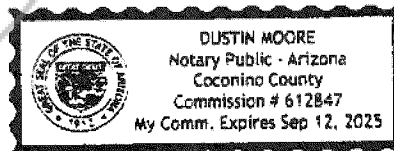
Notary Printed Name

612847

Notary Commission No.

My Commission Expires: 09-12-2025

Press Notarial Seal/Stamp Here



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-15-819-001 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)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Clayton A. Barry
 Address: 1805 W. Heavenly Court
 City: Flagstaff
 State: AZ Zip: 86001

Print Name: BPCO Holdings, LLC DBA Lemon Lion Consulting LLC
 Address: 1101 Miranda Lane, Suite 131
 City: Kissimmee
 State: FL Zip: 34741

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Timeshare Title, Inc. Escrow # 22-13021
 Address: P.O. Box 3175
 City: Sharon State: PA Zip: 16146

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