

DOUGLAS COUNTY, NV
RPTT:\$115.05 Rec:\$40.00
\$155.05 Pgs=2
WHITE ROCK GROUP, LLC
KAREN ELLISON, RECORDER

2022-982141

03/07/2022 11:36 AM

Contract No.: 960400307/96002055
APN Parcel No. 1318-15-823-0001
Mail Tax Bills To:
Wyndham Resort Development Corporation
6277 Sea Harbor Drive, Orlando, FL 32821
Recording requested by: Wyndham Resort Development Corporation
After recording, mail to:
Wyndham Vacation Resorts, Inc.
6277 Sea Harbor Drive, Orlando, FL 32821

GRANT, BARGAIN, SALE DEED
South Shore, a Nevada Condominium Project

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DEBORAH BETTENCOURT**, A SINGLE INDIVIDUAL whose address is 180 Elks Point Road, Zephyr Cove, NV 89448 hereinafter referred to as the "Grantor(s)" do hereby grant, bargain, sell convey unto **Wyndham Resort Development Corporation, an Oregon 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 the County of Douglas, State of Nevada, to wit:

Fractional Interest Letter **D** consisting of an undivided one-thirteenth (1/13th) ownership interest as tenant in common in Residence Club Unit No. **14101** contained within South Shore, a Nevada condominium project, as identified and established in the Condominium Plat of South Shore, a Commercial Subdivision recorded on December 5, 2002 in Book 1202 at Page 2181, as Document No. 559872 in the office of the County Recorder for Douglas County, State of Nevada, as further described in the Declaration of Condominium – South Shore recorded on December 5, 2002 in Book 1202 at Page 2182 as Document No. 559873 together with the undivided interest in the Common Elements appurtenant to said Fractional Interest, and together with the exclusive right to possession and occupancy of such Residence Club Unit during certain Occupancy Periods in accordance with the Declaration of Covenants, Conditions, Easements and Restrictions for the Residence Club at South Shore recorded on December 5, 2002 in Book 1202 at Page 2217, as Document No. 559874.

TOGETHER with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining.

Being part of or the same property conveyed to the Grantor(s) by Deed from Trendwest Resorts recorded in the official land records for the aforementioned property on 8/12/2004, as Document No. 804/04733 and being further identified in Grantee's records as the property purchased under Contract Number 960400307/96002055.

SUBJECT TO: 1. All general and special taxes for the fiscal year; 2. All of the terms, provisions, conditions, rights, privileges, obligations, easements, liens and limitations on title set forth in the above-described Declarations; 3. Such other covenants, conditions, restrictions, reservations, rights, rights of way, easements and other matters of record, if any, which may now affect the above-described property.

The person who signs this deed hereby certifies that this deed and the transfer represented thereby was duly authorized by the Grantor.

DATED this April 28, 2021.

Deborah Bettencourt

Grantor: DEBORAH BETTENCOURT

Grantor:

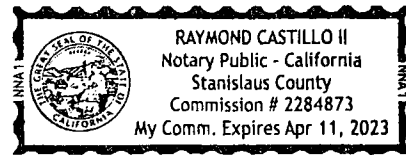
ACKNOWLEDGMENT

STATE OF California)
COUNTY OF Stanislaus) §§,

On this the 7th day of May, 2021, before me, the undersigned, a Notary Public, within and for the County of Stanislaus, commissioned qualified, and acting to me appeared in person DEBORAH BETTENCOURT, to me personally well known as the persons whose names 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 7th day of May, 2021.

Signature: *Raymond Castillo II*
Notary Public
Print Name: Raymond Castillo II
My Commission Expires: 04/11/2023



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-15-823-0001
 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: \$29,100.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$29,100.00
 Real Property Transfer Tax Due: \$115.05

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 [Handwritten Signature] Capacity Manager/Closing Company
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

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

Print Name: Deborah Bettencourt
 Address: 180 Elks Point Road
 City: Zephyr Cove
 State: NV Zip: 89448

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)
 Print Name: White Rock Group, LLC Escrow # 000960400307
 Address: 700 South 21st Street
 City: Fort Smith State: AR Zip: 72901

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