

DOUGLAS COUNTY, NV

**2022-985059**

RPTT:\$11.70 Rec:\$40.00

\$51.70 Pgs=2

**05/16/2022 08:27 AM**

TIMESHARE CLOSINGS FOR LESS, INC.

**KAREN ELLISON, RECORDER**

APN: 1318-15-820-001 PTN

Mail tax statements to:

Wyndham Vacation Resorts  
6277 Sea Harbor Drive  
Orlando, FL 32821

Prepared by and return to:

Susie Bell  
Timeshare Closings for Less, Inc.  
1540 International Parkway, Suite 2000  
Lake Mary, FL 32746  
407-536-5119 Office

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT:

For valuable consideration of Two Thousand Nine Hundred Dollars (\$2900.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Birgitta Knudsen, a widowed woman (hereinafter referred to as "Grantor"), whose address is 2152 Belsera Drive, Oakdale, CA 95361 does hereby grant unto Loretta Lewis and Terry Lewis, wife and husband holding title as joint tenants with rights of survivorship (hereinafter referred to as "Grantee"), whose mailing address is 2 Mosher Street, Amherst, Nova Scotia B4H 0C8, the following property located in the County of Douglas, State of Nevada, to-wit:

A **500,000** / 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"). Contact Number: **57-0703090**

Less and except all mineral and mineral rights which minerals and mineral rights are hereby reserved unto the Grantor, 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 **500,000** 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.

This conveyance is accepted by the Grantee 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 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.

The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple and that Grantor has good right and lawful authority to sell and convey the Property. Grantor hereby warrants the title to the Property and will defend the same against lawful claims of all persons claiming by, thought or under Grantor.

In witness whereof, Grantor has signed and sealed these presents the day and year written below.

Birgitta Knudsen  
**Birgitta Knudsen**

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 Stanislaus

On May 9, 2022 before me Marquella Washington, Notary Public, a notary public, personally appeared, Birgitta Knudsen, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument, the person, or entity upon behalf of which the person acted, executed the instrument.

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

(Seal Below)

WITNESS my hand and official seal.  
Marquella Washington  
Notary Signature



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-15-820-001 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: \$2,900.00  
 Deed in Lieu of Foreclosure Only (value of property) (\_\_\_\_\_  
 Transfer Tax Value: \$2,900.00  
 Real Property Transfer Tax Due: \$11.70

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 Susie Bon Capacity title agent

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Birgitte Knudsen  
 Address: 2152 Belsera Drive  
 City: Oakdale  
 State: CA Zip: 95361

Print Name: Loretta Lewis  
 Address: 2 Mosher Street  
 City: Amherst  
 State: Nova Scotia Zip: B4H 0C8

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Timeshare Closings for Less Inc. Escrow # \_\_\_\_\_  
 Address: 1540 International Parkway, Suite 2000  
 City: Lake Mary State: FL Zip: 32746

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