DOUGLAS COUNTY, NV

RPTT:\$58.50 Rec:\$40.00

\$98.50

2022-985878

06/03/2022 12:57 PM

06/03/202

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WHITE ROCK GROUP, LLC
KAREN ELLISON, RECORDER

Pgs=5

Contract No.: 000570801886

Number of Points Purchased: 105,000

Biennial Ownership

APN Parcel No.:1318-15-818-001 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, Pacito Yabes and Maria Corazon Yabes, Joint Tenants With the Right of Survivorship, 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 105,000/109,787,500 undivided fee simple interest as tenants in common in Units 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 and 8303 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 Biennial Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 210,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee in Odd Resort Year(s).

4	$\wedge$		Bei	ng part of or	the same property of	conveyed to the Granto	or(s) by Deed from
-	30	ai	7te	e		recorded in the offici	al land records for the aforementioned property
				2008	, as Instrumen	it No. 726 578	and being further identified in Grantee's
					irchased under Con	tract Number 000570	801886

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

Contract: 000570801886 DB

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 12/10/2021.	r90 /	(O)	1.1.	\ \
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Grantor: PACIT	O X ABES			
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	<u>ACKN</u>	OWLEDGEMENT	\ \	
CTATE OF	. <		1 1	
STATE OF	_ <i>)</i> ss.		)	
COUNTY OF	)		/ /	
-	-	/ /		
On this the	lay of	, 20	before me, the under	rsigned, a Notary
Public, within and for the Cou			, State of	
commissioned qualified, and a				
known as the person(s) whose				
grantor and stated that they ha		me for the consider	ration and purposes t	herein mentioned
and set forth, and I do hereby	so certify.			
		\ \		
IN TESTIMONY W				•
Public at the County and Stat	e aforesaid on this	day o	f	, 20
	V.			
		) ,		
Signature			ATTACHED	
Signature:		SEE	E ATTACHED	
Print Name:		SEE NOTAR	E ATTACHED Y CERTIFICATE	2/15/ZI
Print Name:Notary Public		SEE NOTAR	EATTACHED Y CERTIFICATE Hortridge 1	z/15/ZI
Print Name:		SEE NOTAR A.S	EATTACHED Y CERTIFICATE hortridge !	2/15/ZI

### **ACKNOWLEDGMENT**

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.

validity of that document.	
State of California County of PLACER	
On 12/15/21 before me, LO	RI SHORTRIDGE NOTARY PUBLIC (insert name and title of the officer)
personally appeared Pacito Ver Yo	bes \
who proved to me on the basis of satisfactory evide subscribed to the within instrument and acknowledge his/her/their authorized capacity(ies), and that by his person(s), or the entity upon behalf of which the per	led to me that he/she/they executed the same in s/her/their signature(s) on the instrument the
I certify under PENALTY OF PERJURY under the la paragraph is true and correct.	aws of the State of California that the foregoing
WITNESS my hand and official seal.	L. SHORTRIDGE COMM. # 2372438 MOTARY PUBLIC-CALIFORNIA M
Signature	MY COMM. EXP. AUG. 27, 2025 (Seal)

1. Shortridge California 08/27/2025

Contract: 000570801886 DB

Marie Caran John Grantor: MARIA CORAZON YABES

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STATE OF	<del></del>	)			_ \ \	
COUNTY OF	<u></u>	) ss. )				١,
On this the			, 20		e undersigned, a Notar	У
Public, within and for the				, State of		Ļ
commissioned qualified, a personally well known as conveyance as the grantor therein mentioned and set	the person(s) and stated th	whose name	e(s) appear up executed the s	on the within ar	d foregoing deed of	28
					seal as such Notary	
Public at the County and	State aforesai	d on this _	day	of	, 20	٠.
Signature: Print Name: Notary Public My Commission Expires:			NOT.	GEE ATTACHED ARY CERTIFIC Short oid	ATE 12/15/21	

## **ACKNOWLEDGMENT**

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.

validity of that document.
State of California County of PLACER
On 12/15/21 before me, LORI SHORTRIDGE NOTARY PUBLIC (insert name and title of the officer)
personally appeared Maria Corazon Tolen Tino Tables, 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.  L. SHORTRIDGE COMM. # 2372438 NOTARY PUBLIC -CALIFORNIA MY PLACER COUNTY MY COMM. EXP. Aug. 27, 2025
Signature (Seal)

Lishortridge Colifornia 08/27/2025

# STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s): a) 1318-15-818-001 PTN b)	
c) d)	
2. Type of Property:	FOR RECORDERS OPTIONAL USE ONLY
a)	Book: Page: Notes: Notes:
3. Total Value/Sales Price of Property Deed in Lieu of Foreclosure Only (val Transfer Tax Value:	
Real Property Transfer Tax Due:	\$ <u>58.50</u>
<ul><li>4. If Exemption Claimed:</li><li>a) Transfer Tax Exemption, per NRS</li></ul>	3.375.090. Section:
b) Explain Reason for Exemption:	3 37 3.030, Gection
5. Partial Interest: Percentage being tra	
NRS 375.060 and NRS 375.110, that the information and belief, and can be supported the information provided herein. Furtherm claimed exemption, or other determination of	nowledges, under penalty of perjury, pursuant to information provided is correct to the best of their by documentation if called upon to substantiate nore, the parties agree that disallowance of any f additional tax due, may result in a penalty of 10% in. Pursuant to NRS 375.030, the Buyer and Seller Iditional amount owed.
Signature	Capacity Agent for Grantor/Seller
Signature MULP	Capacity <u>Agent for Grantee/Buyer</u>
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION (REQUIRED)
(REQUIRED) Print Name: PACITO YABES Address: 1705 BARONESS WAY	Print Name: Wyndham Vacation Resorts, Inc. Address: 6277 Sea Harbor Drive
City: ROSEVILLE State: CA Zip: 957475029	City: Orlando State: FL Zip: 32821
COMPANY/PERSON REQUESTING RECOI	RDING
White Rock Title, LLC	Escrow No.: 000570801886
700 South 21st Street Fort Smith AR 72901	Escrow Officer:

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