

DOUGLAS COUNTY, NV

2022-987099

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

07/08/2022 09:03 AM

WHITE ROCK GROUP, LLC

KAREN ELLISON, RECORDER

**Tax Parcel No.:** 1318-15-822-001 PTN 1318-15-823-001 PTN

**RECORDING REQUESTED BY/RETURN TO:**

White Rock Group, LLC  
Christopher B. Conley, Manager  
700 South 21st Street  
Fort Smith, AR 72901  
Phone: (479) 242-8814

**Tax Statements To Be Sent To:**

Wyndham Vacation Resorts, Inc.  
6277 Sea Harbor Drive  
Orlando, FL 32821

Save Space Above For Recorders Use Only

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT **Tahoe at South Shore Vacation Owners Association, Inc.**, whose address is 180 Elks Point Road, Zephyr Cove, NV 89449, hereinafter called GRANTOR, for and in consideration of the sum of ZERO DOLLARS (\$0.00) and other good and valuable consideration in hand paid by **Wyndham Vacation Resorts, Inc.**, whose address is 6277 Sea Harbor Drive, Orlando, FL 32821, hereinafter called GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, transfer and convey unto GRANTEE and unto their heirs, successors, and assigns forever, the following described property in Douglas County, Nevada, to-wit:

**SEE EXHIBIT "B"**

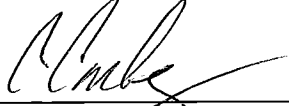
**TO HAVE AND TO HOLD** the same unto Wyndham Vacation Resorts, Inc., GRANTEE, and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And Grantor hereby covenants with said Grantee, and Grantee's successors and assigns, that Grantor is lawfully seized of said Property in fee simple and that the Property is free of all encumbrances made by Grantor and that Grantor will warrant and defend against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, this Deed has been executed on this 8 day of July, 2022.

**GRANTOR:**

**Tahoe at South Shore Vacation Owners Association, Inc.**



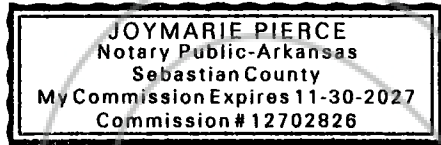
By: Christopher B. Conley, Agent and Attorney at Law, NV Bar No. 13325  
for Tahoe at South Shore Vacation Owners Association, Inc.

**Acknowledgment**

State of Arkansas        )  
                                      )ss  
County of Sebastian     )

On this 8 day of July, 2022, before me, a Notary Public, within and for said County and State, duly commissioned and acting, appeared, **Christopher B. Conley**, to me personally well-known or proven with valid identification, as the persons who executed the foregoing Deed and executed the same for consideration and purposes therein mentioned and set forth, and does hereby so certify.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.  
(SEAL)



Notary Public: JoyMarie Pierce  
Commission No.: 12702826  
My Commission Expires: 11-30-2027

<b>EXHIBIT "A"</b>			
<b>Tax Parcel No. : 1318-15-822-001 PTN 1318-15-823-001 PTN</b>			
<b>SOUTH SHORE</b>			
<b>Contract No.</b>	<b>Owner(s)</b>	<b>Transfer Tax Value</b>	<b>Transfer Tax Due</b>
000570604041	TERRY KATHLEEN FAULKNER A/K/A TERRY KATHLEEN TYLER	\$500.00	\$1.95
<b>TOTAL AMOUNT:</b>		<b>\$500.00</b>	<b>\$1.95</b>

**EXHIBIT "B"**

APN No: **1318-15-822-001 PTN, 1318-15-823-001 PTN**

Contract No: **000570604041**

A **84,000 / 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 **Biennial** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **168,000** Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee in every **Odd** Resort Year(s).

**State of Nevada  
Declaration of Value**

- 1. Assessor Parcel Number(s)
  - a) 1318-15-822-001, 1318-15-823-001
  - 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property: \$ 0.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
- c. Transfer Tax Value: \$ 500.00
- d. 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%  
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 therein. Furthermore, the 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 C Conley Capacity: Agent for Grantor/Seller

Signature C Conley Capacity: Agent for Grantee/Buyer

**SELLER (GRANTOR) INFORMATION**

Name: Tahoe at South Shore Vacation Owners Association, Inc.  
Address: 180 Elks Point Road  
City: Zephyr Cove  
State: NV Zip: 89449

**BUYER (GRANTEE) INFORMATION**

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)**

Name: White Rock Group, LLC  
Christopher B. Conley, Manager  
Address: 700 South 21<sup>st</sup> Street  
City: Fort Smith State: AR Zip: 72901