

DOUGLAS COUNTY, NV

2022-990492

RPTT:\$13.65 Rec:\$40.00

\$53.65 Pgs=3

10/03/2022 02:31 PM

RESORT CLOSINGS, INC.

KAREN ELLISON, RECORDER

APN: 1318-15-822-001 PTN

Prepared By and Return To:

Resort Closings, Inc.  
(Without Title Examination)  
3701 Trakker Trail Suite 2J  
Bozeman, MT 59718  
Escrow #69292

Mail Tax Statement To:

WYNDHAM VACATION RESORTS, INC.  
8427 South Park Circle  
Orlando, FL 32819

Contract No.: 000570611061  
Number of Points Purchased: 567,000  
Annual Ownership

## GRANT, BARGAIN, SALE DEED FAIRFIELD TAHOE AT SOUTH SHORE

THIS DEED shall operate to perform the transfer of title from MYRON L. RULOFSON, SURVIVING TRUSTEE OF THE RULOFSON FAMILY REVOCABLE DECLARATION OF TRUST DATED AUGUST 14, 2000, WITH FULL AUTHORITY AND POWER TO BUY, SELL, TRADE, EXCHANGE, MORTGAGE OR OTHERWISE DEAL WITH THE ASSETS OF THE TRUST AS MAY BE NECESSARY IN THE BEST INTEREST OF THE TRUST, AS SOLE AND SEPARATE PROPERTY ("Grantor(s)") to VANESSA WILCZAK AND ADAM WHALEN, HUSBAND AND WIFE, AS JOINT TENANTS, WHOSE ADDRESS IS, 7835 CHASE MEADOWS DR. E JACKSONVILLE, FL 32256 ("Grantee(s)");

WITNESS, that the Grantor(s), for and in consideration of the receipt and sufficiency of which is hereby acknowledged does grant, bargain, sell, convey, and confirm unto the Grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the COUNTY OF DOUGLAS and the STATE OF NEVADA, described as follows:

"SEE ATTACHED EXHIBIT A"

TOGETHER, with all the singular, the hereditaments and appurtenances thereunto belong, or in anywise appertaining, the reversion or reversions, remainder or remainders, rents, issues, and profits thereof, and all the estate, right, title interest, claim, and demand whatsoever of the Grantor(s), either in laws or equity of, in and to the above bargained premises, with the hereditaments and appurtenances; and

SUBJECT TO taxes and special assessments for the current year and subsequent years and easements, covenants, conditions, and restrictions of record;

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor(s) hereby covenants with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawfully authority to sell and convey said land; that the Grantor(s) hereby fully warrant; the title to said land and will defend the same against the lawful claims of all persons whomsoever;

IN WITNESS WHEREOF, the Grantor(s) have/has caused this deed to be executed on:

DATE: 7-20-22

GRANTOR(S): THE RULOFSON FAMILY REVOCABLE DECLARATION OF TRUST DATED AUGUST 14, 2000

*Myron L. Rulofson*  
MYRON L. RULOFSON, SURVIVING TRUSTEE

*Signed, Sealed and Delivered in the Presence Of:*

STATE OF: California

COUNTY OF: San Joaquin

THE 20<sup>th</sup> DAY OF July, 2022, MYRON L. RULOFSON, SURVIVING TRUSTEE OF THE RULOFSON FAMILY REVOCABLE DECLARATION OF TRUST DATED AUGUST 14, 2000, personally appeared before me and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS my hand and official seal:

*Press Notarial Seal or Stamp Clearly and Firmly*

Signature: *A. J. Popal*

Printed Name: A. J. Popal

A Notary Public in and for said State

My Commission Expires: 11/10/2023

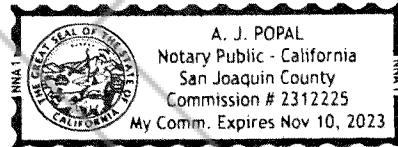


EXHIBIT "A"

A **567,000/183,032,500** 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 Restriction 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 minerals and mineral right which minerals and mineral rights are hereby reserved unto the Grantor, its successors and assigns.

The property is a/an Annual Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **567,000** 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.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-15-822-001 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: \$ \$3,326.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \$3,326.00  
 Real Property Transfer Tax Due: \$ \$13.65

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 *Myron L. Rulofson* Capacity \_\_\_\_\_ Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Agent

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Myron L Rulofson, Trustee  
 Address: 1032 Birchrun Way  
 City: Manteca  
 State: CA Zip: 95336

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Vanessa Wilczak and Adam Whalen  
 Address: 7835 Chase Meadows Dr. E  
 City: Jacksonville  
 State: FL Zip: 32256

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: Resort Closings, Inc Escrow # 69292  
 Address: 3701 Trakker Trail, Suite 2J  
 City: Bozeman State: MT Zip: 59718

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