

DOUGLAS COUNTY, NV

2023-1000750

RPTT:\$39.00 Rec:\$40.00

\$79.00 Pgs=4

09/25/2023 10:36 AM

FIRST AMERICAN - NVOD LAS VEGAS

SHAWNYNE GARREN, RECORDER

A.P.N.: **SEE EXHIBIT B**

File No: SS22-HOA

R.P.T.T.: \$39.00

When Recorded and
Mail Tax Statements To:
WYNDHAM VACATION RESORTS, INC
6277 SEA HARBOR DRIVE
ORLANDO, FL 32821

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

TAHOE AT SOUTH SHORE VACATION OWNERS ASSOCIATION, INC.,
a Nevada nonprofit corporation

do(es) hereby *GRANT, BARGAIN and SELL* to

WYNDHAM VACATION RESORTS, INC.

the real property situated in the County of DOUGLAS, State of Nevada, described as follows:

SEE EXHIBIT A

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: Sept 18, 2023

TAHOE AT SOUTH SHORE VACATION OWNERS ASSOCIATION, INC.

N. Richmond
NICKI RICHMOND, Authorized Agent for TAHOE AT SOUTH SHORE VACATION OWNERS ASSOCIATION, INC.

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on Sept. 18, 2023, by **NICKI RICHMOND** as **Authorized Agent** for **TAHOE AT SOUTH SHORE VACATION OWNERS ASSOCIATION, INC.**

[Signature]
Notary Signature

(NOTARIAL SEAL)

Personally Known or Produced Identification

Type of Identification Produced _____



KELLY APONTE
Notary Public
State of Florida
Comm# HH394397
Expires 5/3/2027

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Exhibit A

A **SEE EXHIBIT B** UNDIVIDED FEE SIMPLE INTEREST AS TENANTS IN COMMON IN UNITS **SEE EXHIBIT B** 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"). LESS AND EXCEPT ALL MINERALS AND MINERAL RIGHTS WHICH MINERALS AND MINERAL RIGHTS ARE HEREBY RESERVED UNTO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS.

THE PROPERTY IS A/AN **SEE EXHIBIT B** OWNERSHIP INTEREST AS DESCRIBED IN THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE AND SUCH OWNERSHIP INTEREST HAS BEEN ALLOCATED **SEE EXHIBIT B** POINTS AS DEFINED IN THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE WHICH POINTS MAY BE USED BY GRANTEE IN **SEE EXHIBIT B** RESORT YEAR(S).

A.P.N. **SEE EXHIBIT B**

Exhibit 'B'

Contract Number	APN	Undivided Fee Simple Interest	Ownership Interest	Units	Allocated Points	Resort Year
000430511204	1318-15-820-001 PTN	77,000/128,986,500	EVEN	10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 and 10304	154000	Even
000430600601	1318-15-818-001 PTN	146,000/109,787,500	ANNUAL	8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 and 8303	146000	Annual
000570606947	1318-15-822-001 PTN	105,000/183,032,500	ODD	12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302	210000	Odd
000570710293	1318-15-820-001 PTN	84,000/128,986,500	EVEN	10101, 10102, 10103, 10104, 10201, 10203, 10204, 10301, 10302, 10303 and 10304	168000	Even
000570807545	1318-15-819-001 PTN	238,000/90,245,000	ANNUAL	9101, 9102, 9103, 9104, 9201, 9203 AND 9204	238000	Annual
000580637528	1318-15-822-001 PTN AND 1318-15-823-001 PTN	105,000/183,032,500	ODD	12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 AND 14302	210000	Odd

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) **SEE EXHIBIT A**
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$ 10,000.00
 b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
 c) Transfer Tax Value: \$ 10,000.00
 d) Real Property Transfer Tax Due \$ 39.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 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: _____ Capacity: Agent
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 TAHOE AT SOUTH SHORE
 VACATION OWNERS
 Print Name: ASSOCIATION, INC
 Address: C/O 6277 SEA HARBOR DRIVE
 City: ORLANDO
 State: FL Zip: 32821

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 WYNDHAM VACATION
 RESORTS, INC.
 Print Name: RESORTS, INC.
 Address: 6277 SEA HARBOR DRIVE
 City: ORLANDO
 State: FL Zip: 32821

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 First American Title Insurance
 Print Name: Company File Number: SS22-HOA HOA-129820
 Address: 400 South Rampart Blvd., Suite 290
 City: Las Vegas State: NV Zip: 89145

EXHIBIT 'A'

APN
1318-15-820-001 PTN
1318-15-818-001 PTN
1318-15-822-001 PTN
1318-15-820-001 PTN
1318-15-819-001 PTN
1318-15-822-001 PTN AND 1318-15-823-001 PTN

COPY