

DOUGLAS COUNTY, NV **2023-1002131**
RPTT:\$175.50 Rec:\$40.00
\$215.50 Pgs=3 11/08/2023 08:16 AM
WYNDHAM DESTINATIONS
SHAWNYNE GARREN, RECORDER

DocuSign Envelope ID: A45275D0-8E72-472D-83E5-B551AEDAABBE

Contract No.:002052300096
Number of Points Purchased: 174,000
Annual Ownership
APN Parcel No. : 1318-15-820-001 PTN
Mail Tax Bills to: Wyndham Vacation Resorts, Inc.
180 Elks Point Road
Zephyr Cove, NV 89449

Recording requested by:
White Rock Title, LLC, agents for Fidelity National Title Insurance Co.
After recording, mail to:
White Rock Title, LLC, 700 South 21st Street
Fort Smith, AR 72901

GRANT, BARGAIN, SALE DEED
Fairfield Tahoe at South Shore

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **WYNDHAM VACATION RESORTS, INC.**, a Delaware corporation, hereinafter referred to as "Grantor" does hereby grant, bargain, sell and convey unto **Michael Bellanca, Single Man, Sole Owner**, of PO BOX 12457, ZEPHYR COVE, NV 89448 hereinafter referred to as the Grantee(s), the following described real property situated in the County of Douglas, State of Nevada:

A **174,000/128,986,500** 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").
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 Annual Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 174,000 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:

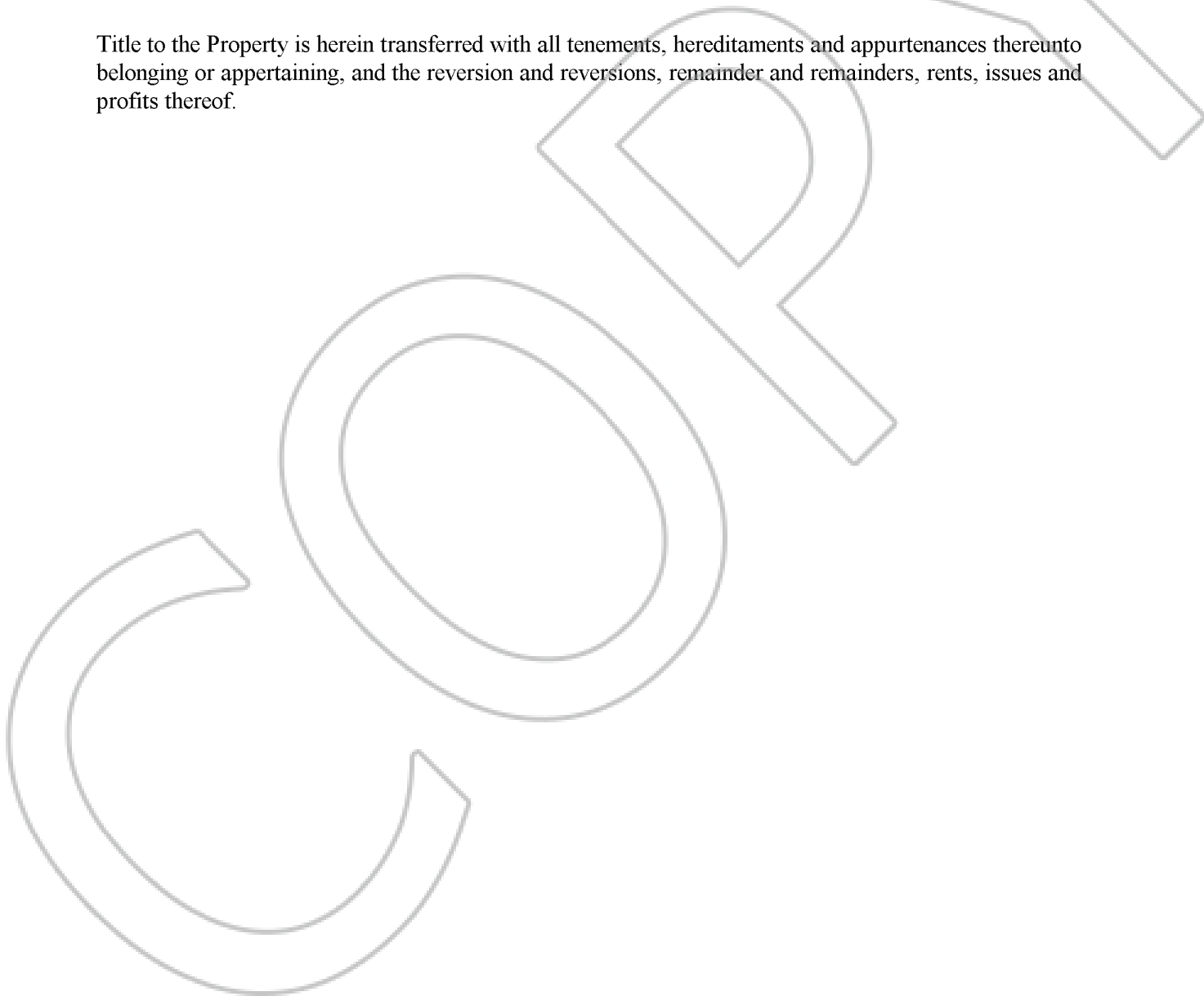
1. Any and all rights of way, reservations, restrictions, easements, mineral exceptions and reservations, and conditions of record;
2. The covenants, conditions, restrictions and liens set forth in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore, and any 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.

By accepting this deed the Grantee(s) do(es) hereby agree to assume the obligation for the payment of a pro-rata or proportionate share of the real estate taxes for the current year and subsequent years. Further, by accepting this deed the Grantee(s) accept(s) title subject to the restrictions, liens and obligations set forth above and agree(s) to perform the obligations set forth in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore, in accordance with the terms thereof.

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 3rd day of November, 2023.

WYNDHAM VACATION RESORTS, INC.
a Delaware corporation



By: 
Erika Burdick
Director, Title Services
Attest:

By: 
Clara Giannattasio
Assistant Secretary

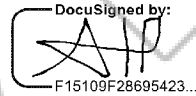
ACKNOWLEDGMENT

STATE OF Florida)
) ss.
COUNTY OF Orange)

This foregoing Deed was acknowledged before me by means of X physical presence or _____ online notarization this 3rd day of November, 2023, by Erika Burdick as Director, Title Services of Wyndham Vacation Resorts, Inc., a Delaware corporation on behalf of the said corporation. He or she is personally known to me and did not take an oath.

NOTARY SEAL

ANTHONY HIXON
Notary Public-State of Florida
Commission # HH368554
Commission Expires 6/3/2027



Anthony Hixon
Notary Public
My Commission Expires: 06/03/2027

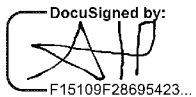
ACKNOWLEDGMENT

STATE OF Florida)
) ss.
COUNTY OF Orange)

This foregoing Deed was acknowledged before me by means of X physical presence or _____ online notarization this 3rd day of November, 2023, by Clara Giannattasio as Assistant Secretary of Wyndham Vacation Resorts, Inc., a Delaware corporation on behalf of the said corporation. He or she is personally known to me and did not take an oath.

NOTARY SEAL

ANTHONY HIXON
Notary Public-State of Florida
Commission # HH368554
Commission Expires 6/3/2027



Anthony Hixon
Notary Public
My Commission Expires: 06/03/2027

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	
Document/Instrument#	_____
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) **\$44,749.00**
 Transfer Tax Value: **\$**
 Real Property Transfer Tax Due: **\$44,749.00**
\$175.50

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section: _____
- b) Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 174,000 / 128,986,500

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 for Grantor/Seller

Signature 

Capacity Agent for Grantee/Buyer

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Wyndham Vacation Resorts, Inc.
 Address: 6277 Sea Harbor Drive
 City: Orlando
 State: FL Zip: 32821

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: MICHAEL BELLANCA
 Address: 3466 DEMPSEY RD
 City: WESTERVILLE
 State: OH Zip: 43081

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

White Rock Title, LLC
 700 South 21st Street
 Fort Smith, AR 72901

Escrow No.: 002052300096
 Escrow Officer: _____

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