

DOUGLAS COUNTY, NV

2023-1002404

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

11/17/2023 08:42 AM

LAKESIDE LAWYERS, PLLC

SHAWNYNE GARREN, RECORDER

E05

APN: 1318-15-822-001 PTN 1318-15-823-001 PTN

Contract No. 000571000660

Number of Points Purchased: 374,500

Annual Ownership

RECORDING REQUESTED BY:

Lakeside Lawyers, PLLC

856 Tahoe Blvd.,

Incline Village, Nevada 89451

AFTER RECORDING RETURN TO:

Jean-Francois and Diane Somerville

728 Lagoon Drive

North Palm Beach, Florida 33408

SEND TAX STATEMENTS TO:

Wyndham Vacation Resorts, Inc.

8427 SouthPark Circle

Orlando, Florida 32819

Affirmation Statement: I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That GRANTOR: **Diane Somerville and Jean-Francois Somerville, Joint Tenants with Right of Survivorship**, for no consideration, do hereby Grant, Bargain, Sell and Convey to **Diane Somerville, Jean-Francois Somerville, Alexandra C. Swann and Matthew D. Swann, as Joint Tenants with Right of Survivorship** ("GRANTEE"), the real property situated in the County of Douglas, State of Nevada, being more particularly described as follows:

A **374,500/183,032,500** 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 –

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ds 11/15/23

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 374,500 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.

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Dated this 15 day of November, 2023

Grantor:

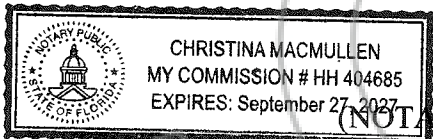
Diane Somerville
Diane Somerville

Jean-Francois Somerville
Jean-Francois Somerville

State of Florida)

County of Palm Beach)

The foregoing instrument was acknowledged before me this 15 day of November, 2023, by **Diane Somerville and Jean-Francois Somerville.**



(NOTARY SEAL)

Christina MacMullen
(signature of notary)
Christina MacMullen
(print name of notary)

Personally known OR Produced Identification X
Type of Identification Produced

Florida Drivers License(s)



As 11/15/23

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1318-15-822-001 PTN
- b) 1318-15-823-001 PTN
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input checked="" type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: <u>Adding daughter & son-in-law</u>

3. Total Value/Sales Price of Property:

	<u>\$ 0.00</u>
Deed in Lieu of Foreclosure Only (value of property)	<u>\$</u>
Transfer Tax Value:	<u>\$ 0.00</u>
Real Property Transfer Tax Due:	<u>\$ 0.00</u>

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 5
- b. Explain Reason for Exemption: _____
A transfer of title to persons related within first degree (daughter and son-in-law).

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 herein. 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 <u>Diane Somerville</u>	Capacity <u>Grantor</u>
Signature <u>Diane Somerville</u>	Capacity <u>Grantee</u>

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>Diane Somerville</u>	Print Name: <u>Diane Somerville</u>
Address: <u>728 Lagoon Drive</u>	Address: <u>728 Lagoon Drive</u>
City: <u>North Palm Beach</u>	City: <u>North Palm Beach</u>
State: <u>FL</u> Zip: <u>33408</u>	State: <u>FL</u> Zip: <u>33408</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: <u>Lakeside Lawyers, PLLC</u>	Escrow # _____
Address: <u>856 Tahoe Blvd.</u>	
City: <u>Incline Village</u>	State: <u>NV</u> Zip: <u>89451</u>