

Contract No.: 000570504738  
Number of Points Purchased:308,000  
Annual Ownership  
APN Parcel No.:1318-15-817-001 PTN  
Mail Tax Bills To: Wyndham Vacation Resorts, Inc.  
6277 Sea Harbor Drive, Orlando, FL 32821  
Recording requested by: Lawyers Title of Nevada, Inc.  
After recording, mail to:  
Wyndham Vacation Resorts, Inc., Title Services  
6277 Sea Harbor Drive, Orlando, FL 32821

**GRANT, BARGAIN, SALE DEED**  
**Fairfield Tahoe at South Shore**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Donald W. Hines and Dolores S. Hines Joint Tenants with the Right of Survivorship**, whose address is PO BOX 12457, ZEPHYR COVE, NV 89448, hereinafter referred to as the "Grantor(s)" do hereby grant, bargain, sell and convey unto **Wyndham Vacation Resorts, Inc., a Delaware corporation**, whose principal offices are at 6277 Sea Harbor Drive, Orlando, FL 32821, hereinafter referred to as the "Grantee", the following described real property situated in Douglas County, Nevada, to wit:

A **308,000/138,156,000** undivided fee simple interest as tenants in common in **Units 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 and 7303** 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 Annual Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 308,000 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).

Being part of or the same property conveyed to the Grantor(s) by Deed from Grantee recorded in the official land records for the aforementioned property on 8/7/2006, as Instrument No. 681345 and being further identified in Grantee's records as the property purchased under Contract Number 000570504738

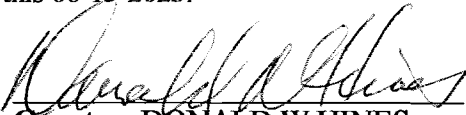
To have and to hold all and singular, the premises described in this Deed, together with appurtenances, to the Grantee and to the Grantee's proper use and benefit forever. Authority is hereby given from each Grantor to Grantee or a designee of Grantee to execute any and all instruments necessary to effect the recordation of this Deed, including, by way of illustration, declaration of property value, affidavit of consideration, seller's tax declaration and correction of clerical errors.

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, easements, reservations and liens set forth in the Declaration of Restrictions for Fairfield Tahoe at South Shore, and any supplements and

amendments thereto; 3. All matters set forth on the above-referenced plat of record, and any supplements and amendments thereto.

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 08-15-2023.


  
Grantor: DONALD W HINES

ACKNOWLEDGEMENT

STATE OF California )  
 ) ss.  
COUNTY OF Sacramento )

On this the 7 day of September, 2023 before me, the undersigned, a Notary Public, within and for the County of Sacramento, State of California, commissioned qualified, and acting to me appeared in person DONALD W HINES, to me personally well known as the person(s) whose name(s) appear upon the within and foregoing deed of conveyance as the grantor and stated that they had executed the same for the consideration and purposes therein mentioned and set forth, and I do hereby so certify.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal as such Notary Public at the County and State aforesaid on this 7 day of September, 2023.

Signature:   
Print Name: Sherri Baumgart  
Notary Public  
My Commission Expires: June 29, 2025



*Dolores S Hines*  
Grantor: DOLORES S HINES

ACKNOWLEDGEMENT

STATE OF California )  
 ) ss.  
COUNTY OF Sacramento )

On this the 7 day of September, 20 23 before me, the undersigned, a Notary Public, within and for the County of Sacramento, State of California, commissioned qualified, and acting to me appeared in person DOLORES S HINES, to me personally well known as the person(s) whose name(s) appear upon the within and foregoing deed of conveyance as the grantor and stated that they had executed the same for the consideration and purposes therein mentioned and set forth, and I do hereby so certify.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal as such Notary Public at the County and State aforesaid on this 7 day of September, 20 23.

Signature: *Sherril Baumgart*  
Print Name: Sherril Baumgart  
Notary Public  
My Commission Expires: June 29, 2025



# STATE OF NEVADA DECLARATION OF VALUE

1. **Assessor Parcel Number(s):**  
 a) 1318-15-817-001 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:** \$39,437.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$39,437.00  
 Real Property Transfer Tax Due: \$154.05

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 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 *Shahr* Capacity Agent for Grantor/Seller  
 Signature *Shahr* Capacity Agent for Grantee/Buyer

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: DONALD W HINES  
 Address: 6500 SALIDA WAY  
 City: NORTH HIGHLANDS  
 State: CA Zip: 956603824

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print 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)

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

Escrow No.: 000570504738  
 Escrow Officer: \_\_\_\_\_

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