DOUGLAS COUNTY, NV

RPTT:\$33.15 Rec:\$40.00

2023-1003454 12/28/2023 11:55 AM

\$73.15 Pgs=2

WHITE ROCK GROUP, LLC
SHAWNYNE GARREN, RECORDER

Contract No.: 000571103944 Number of Points Purchased:35,000

Annual Ownership

APN Parcel No.:1318-15-822-001 PTN 1318-15-823-001 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, **ALAN B KOHN, A SINGLE PERSON**, 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 35,000/183,032,500 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 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 35,000 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			
Granter	recorded in the official	al land records for the aforementioned property	
on 4/25 2012 , as Instr	ument No. 801321	and being further identified in Grantee's	
records as the property purchased unde	r Contract Number 000571	103944	

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

Contract: 000571103944 DB

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 10/27/2023.

NEBELL
Grantor: ALAN B KOHN
ACKNOWLEDGEMENT
STATE OF New YORK)
STATE OF New YORK COUNTY OF Nassaa) ss.
On this the 3 day of November, 2023 before me, the undersigned, a Notary Public, within and for the County of Nassau , State of New York Commissioned qualified, and acting to me appeared in person ALAN B KOHN, to me personally well
Public, within and for the County of Nassack , State of New York ,
commissioned qualified, and acting to me appeared in person ALAN B KOFIN, to the personally wen
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.
DI SECTION (ONLY WITEDEOF I have horounts get any hand and official goal og such Notary
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal as such Notary
Public at the County and State aforesaid on this 3 day of 10vember, 2023.
Come Carle Surgealel ?
Signature: Crily Siniscalel 7 Print Name: Enily Sinisca Kry
Notary Public My Commission Euripean
My Commission Expires:

Emily Siniscalchi
Notary Public, State of New York
No. 30 01SI5085626
Qualified in Nassau County
Commission Expires September 29, 2025

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:	FOR RECORDERS OPTIONAL USE ONLY	
a) \[\bar{Vacant Land} \] 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	Document/Instrument#	
3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value) Transfer Tax Value: Real Property Transfer Tax Due:	\$8,049.00 e of property) \$ \$8,049.00 \$33.15	
4. If Exemption Claimed:a) Transfer Tax Exemption, per NRS	375.090, Section:	
 b) Explain Reason for Exemption: 5. Partial Interest: Percentage being trans 	sferred: <u>100%</u> owledges, under penalty of perjury, pursuant to	
NRS 375.060 and NRS 375.110, that the in- information and belief, and can be supported the information provided herein. Furthermo- claimed exemption, or other determination of	formation provided is correct to the best of their by documentation if called upon to substantiate ore, the parties agree that disallowance of any additional tax due, may result in a penalty of 10% Pursuant to NRS 375.030, the Buyer and Seller	
Signature Alkast	Capacity Agent for Grantor/Seller	
Signature May M	Capacity <u>Agent for Grantee/Buyer</u>	
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION	
(REQUIRED) Print Name: ALAN B KOHN Address: 1315 PARK ST City: ATLANTIC BCH	Print Name: Wyndham Vacation Resorts, Inc. Address: 6277 Sea Harbor Drive City: Orlando	
State: NY Zip: 115091622	State: FL Zip: 32821	
COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)		
White Rock Title, LLC	Escrow No.: <u>000571103944</u>	
700 South 21st Street	Escrow Officer:	
Fort Smith, AR 72901		

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