

Contract No.:000572200118  
Number of Points Purchased: 434,000  
Annual Ownership  
APN Parcel No. : 1318-15-817-001 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 **Ronald Bryant Grabau and Julie E Grabau, Joint Tenants With the Right of Survivorship**, 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 **434,000/138,156,000** 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").  
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 434,000 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 7th day of March, 2023.

WYNDHAM VACATION RESORTS, INC.  
a Delaware corporation



By: DocuSigned by:  
*Cara Bearison*  
EA2469940F0E49E...  
Cara Bearison  
Director, Title Services  
Attest:

By: DocuSigned by:  
*Clara Giannattasio*  
D2591D07991747D...  
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 7th day of March, 2023, by Cara Bearison 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 

<b>ELIZABETH BODNARCHUK</b> Notary Public-State of Florida Commission # HH340363 Commission Expires 11/18/2023
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DocuSigned by:  
  
19D0746737C2429...  
Elizabeth Bodnarchuk  
Notary Public  
My Commission Expires: 11/18/2023

**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 7th day of March, 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 

<b>ELIZABETH BODNARCHUK</b> Notary Public-State of Florida Commission # HH340363 Commission Expires 11/18/2023
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DocuSigned by:  
  
19D0746737C2429...  
Elizabeth Bodnarchuk  
Notary Public  
My Commission Expires: 11/18/2023

# 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:** \$90,757.54  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$90,757.54  
 Real Property Transfer Tax Due: \$354.90

**4. If Exemption Claimed:**

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

**5. Partial Interest:** Percentage being transferred: 434,000 / 138,156,000

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**

**BUYER (GRANTEE) INFORMATION**

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

(REQUIRED)  
 Print Name: RONALD BRYANT GRABAU  
 Address: 1536 BARNWOOD LN  
 City: ROSEVILLE  
 State: CA Zip: 957474609

**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.: 000572200118  
 Escrow Officer: \_\_\_\_\_

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