

DOUGLAS COUNTY, NV

2023-995055

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

03/29/2023 09:26 AM

THE TIMESHARE GROUP, LLC

SHAWNYNE GARREN, RECORDER

APN: 1318-15-818-001-PTN

Recording requested by:

Jameson Thottam

and when recorded mail to:

The Timeshare Group, LLC

1711 Amazing Way, Suite 202

Ocoee, FL 34761

Mail Tax Statements To:

Wyndham Vacation Resorts, Inc.

6277 Sea Harbor Drive

Orlando, FL 32821

File No: TG01312309

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, **Jameson Thottam, a single person**, whose address is 10719 Sandpiper Dr., Houston, Texas 77096, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: **Jason Wayne Denniston and Michele Elizabeth Denniston, Husband and Wife as Joint Tenants with Right of Survivorship**, whose address is 248 E 74th Street, Anderson, Indiana 46013 "Grantee"

The following real property located in the State of Nevada, County of Douglas, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assignees forever.

Document Date: 02/06/2023

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first below written.

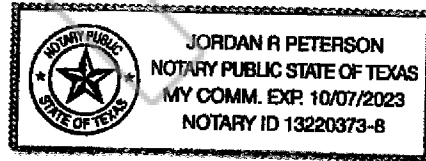
James Thottam
Jameson Thottam

STATE OF TEXAS) SS

COUNTY OF EL PASO)

On 02/06/2023, before me, the undersigned notary, personally appeared, **Jameson Thottam**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



SIGNATURE: [Signature]
My Commission Expires: 10/07/2023

EXHIBIT "A"
Legal Description

A **126,000 / 109,787,500** undivided fee simple interest as tenants in common in Units **8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 and 8303** 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 **126,000** 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).

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-15-818-001-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
 Other - Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 500.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 500.00
 d. Real Property Transfer Tax Due \$ 1.95

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: 100.00 %
 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 [Signature] Capacity: Agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Jameson Thottam
 Address: 10719 Sandpiper Dr.
 City: Houston
 State: TX Zip: 77096

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jason Wayne Denniston
 Address: 248 E 74th Street
 City: Anderson
 State: IN Zip: 46013

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: The Timeshare Group LLC
 Address: 1711 Amazing Way, Suite 202
 City: Ocoee

Escrow # TG01312309
 State: FL Zip: 34761

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED