

Contract No.:003892300085  
Number of Points Purchased: 357,000  
Annual Ownership  
APN Parcel No. : 1318-15-818-001 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 **Virginia Sepulveda and Adrian Sepulveda Jr, Wife and Husband as 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 **357,000/109,787,500** 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 357,000 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.

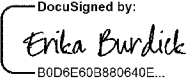
By accepting this deed the Grantee(s) do(es) hereby agree to assume the obligation for the payment of a pro-rata or proportionate share of the real estate taxes for the current year and subsequent years. Further, by accepting this deed the Grantee(s) accept(s) title subject to the restrictions, liens 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 12th day of May, 2023.

WYNDHAM VACATION RESORTS, INC.  
a Delaware corporation



By:   
Erika Burdick  
Director, Title Services

Attest:

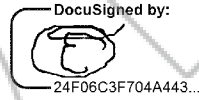
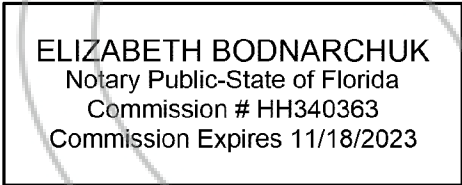
By:   
Clara Giannattasio  
Assistant Secretary

**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 12th day of May, 2023, by Erika Burdick 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



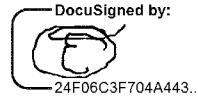
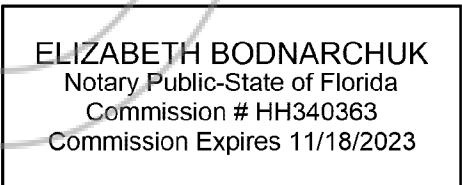
Elizabeth Bodnarchuk  
Notary Public  
My Commission Expires: 11/18/2023

**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 12th day of May, 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



Elizabeth Bodnarchuk  
Notary Public  
My Commission Expires: 11/18/2023

# 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
- i)  Other - Timeshare

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument# \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. **Total Value/Sales Price of Property:**

**\$86,577.00**

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_

Transfer Tax Value: **\$86,577.00**

Real Property Transfer Tax Due: **\$339.30**

4. **If Exemption Claimed:**

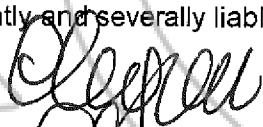
a) Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_

b) Explain Reason for Exemption: \_\_\_\_\_

5. **Partial Interest: Percentage being transferred:** 357,000 / 1,097,875.00

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



Capacity Agent for Grantor/Seller

Signature



Capacity Agent for Grantee/Buyer

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

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

Print Name: VIRGINIA SEPULVEDA  
 Address: 2090 S MACARTHUR DR  
 City: TRACY  
 State: CA Zip: 953768178

**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.: 003892300085

Escrow Officer: \_\_\_\_\_

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