

DOUGLAS COUNTY, NV **2023-998929**
RPTT:\$1.95 Rec:\$40.00
\$41.95 Pgs=3 **07/27/2023 10:31 AM**
SWITCH IT TITLE EXCHANGE, LLC.
SHAWNYNE GARREN, RECORDER

Prepared By and Return To:

Switch It Title Exchange, LLC
P.O. Box 5678
Sevierville, TN 37864

Mail Tax Statements To:

Wyndham Vacation Resorts, Inc.
8427 SouthPark Circle
Orlando, FL 32819

APN: 1318-15-820-001 PTN

Contract #: 000571104843

**FAIRFIELD TAHOE AT SOUTH SHORE,
A TIMESHARE RESORT DEED**

THIS INDENTURE made this 3rd day of July 2023, between **William N. Houlette and Janet K. Houlette, joint tenants with the right of survivorship**, whose post office address is **10842 Campbell Point, Missouri City, Texas 77459**, hereinafter referred to as "Grantor(s)", and **Christine Aguinaldo, a single woman as sole owner**, whose post office address is **118 Catalonia Drive, American Canyon, California 94503**, hereinafter referred to as "Grantee(s)",

WITNESSETH:

That the Grantor, in consideration of One (\$1.00) Dollar and other good and valuable consideration to it paid by the Grantee, the receipt of which is acknowledged, has bargained and sold, and by those presents does grant, bargain, sell, and convey unto the aforesaid Grantee, their heirs, devisees, successors, and assigns, the following described property in the above referenced Timeshare Resort, situate and being in the County of Douglas, State of Nevada:

A **287,000/128,986,500** undivided fee simple interest as tenants in common in **Units 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303, and 10304** 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 recorded in Book 1202, Page 2181 as Document No. 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 No. 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 No. 628022, Official Records of Douglas County, Nevada, which subjected the Property to a timeshare plan called Fairfield Tahoe at South Shore ("Timeshare Plan").

SEE ATTACHED EXHIBIT A

IT BEING the same property conveyed to Grantor by Grant, Bargain, Sale Deed recorded on **January 20, 2012**, in the Official Record Books of Douglas County, Nevada in **Book 0112, Page 3516** as **Document No. 0796111**.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto the said Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the Property unto the said Grantee, its successors and assigns, only against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under the Grantor, subject to the exceptions hereinabove set forth.

<SIGNATURE PAGE TO FOLLOW>

Signed, Sealed, and Delivered in the Presence of:

GRANTOR(S):

Michael Vadim Nekhta

Witness #1 Signature

William N Houlette

William N. Houlette

Michael Vadim Nekhta

Witness #1 Print Name

Janet K Houlette
Janet K. Houlette

Emi Emily Kay Yaghoubian

Witness #2 Signature

Emily Kay Yaghoubian

Witness #2 Print Name

STATE OF Texas }
COUNTY OF Fort Bend }

The foregoing instrument, **Fairfield Tahoe at South Shore, A Timeshare Resort Deed**, was acknowledged before me this 24 day of July, 2023, by **William N. Houlette and Janet K. Houlette**. They are personally known to me or has produced TX DL as a type of identification.

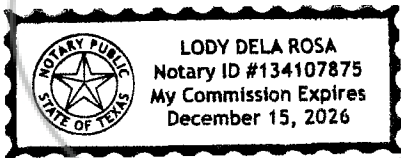
X [Signature]
NOTARY PUBLIC SIGNATURE

PRINT NAME: LODY DELA ROSA

NOTARY PUBLIC, State of: Texas

SERIAL NUMBER, if any: _____

My commission expires: Dec. 15, 2026



(↑ NOTARY STAMP ABOVE ↑)

EXHIBIT A

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 an **Annual** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **287,000** 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.

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 records 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.

END OF EXHIBIT A

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-15-820-001 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	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$500.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$500.00
 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 William N. Houlette Capacity William N. Houlette, Grantor

Signature Janet K. Houlette Capacity Janet K. Houlette, Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: William N. Houlette and Janet K. Houlette
 Address: 10842 Campbell Pt
 City: Missouri City
 State: TX Zip: 77459

Print Name: Christine Aguinaldo
 Address: 118 Catalonia Dr
 City: American Canyon
 State: CA Zip: 94503

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Switch It Title Exchange, LLC Escrow # _____
 Address: P.O. Box 5678
 City: Sevierville State: TN Zip: 37864

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