

APN: 1318-15-818-001

Recording Requested by:
MICHAELSON LAW

AND WHEN RECORDED MAIL THIS TO:

Michaelson Law
1746 W. Horizon Ridge Parkway
Henderson, NV 89012

Mail tax statements to:
Travis William Benton
1837 Whelp Way
Chesapeake, VA 23323

GRANT, BARGAIN, SALE DEED

(Real Property)

Debra Journey who took title as

The undersigned, Phillip A. Journey and Debra J. McCombs, as joint tenants with right of survivorship, do hereby grant, bargain, sell and convey, without consideration, to Travis William Benton, a married man, the following described property in Douglas County, State of Nevada:

A 105,000/109,787,500 undivided fee simple interest as tenants in common in Units 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302, 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.

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 Restriction for Fairfield Tahoe at South Shore, and any supplements and amendments thereto;
3. Real estate taxes that are currently due and are a lien against the Property; and
4. All matters set forth on the plat of record depicting South Shore Condominium, and any supplements and amendments thereto.

The Property is a/an ~~BIENNIAL~~ Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 210,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore which Points may be used only by Grantee in Even Resort Years(s).

By accepting this deed the Grantees(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 appurtenance thereto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

[SIGNATURE ON THE FOLLOWING PAGE]

WITNESS our hand on December 28, 2023, in the City of Auburn,
County of King, State of Nevada.
Washington

GRANTOR(S):

AKA Debra Journey as agent
Debra J. McCombs for Phillip Journey
Phillip A. Journey

Debra J. McCombs
Debra J. McCombs *AKA Debra Journey*

NOTARY SUBSCRIPTION

STATE OF WASHINGTON)
COUNTY OF KING) ss.

Debra McCombs AKA Debra Journey as agent for Phillip A. Journey

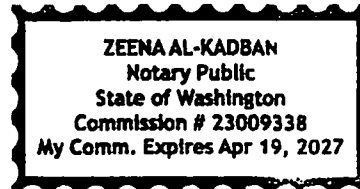
AKA Debra Journey

On December 28th, 2023, before me, the undersigned Notary, personally appeared Phillip A. Journey and Debra J. McCombs, who are personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged that they executed it.

NOTARY SEAL:

Notary: Zeena Alkadbani

My Commission Expires: Apr 19, 2027



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-15-818-001
 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 \$ 66,062.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 66,062.00
 d. Real Property Transfer Tax Due \$ 259.35

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 %

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: Attorney
 Stephanie Morales
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

Debra J. McCombs as Agent for
 Print Name: Phillip A. Journey and Debra J. McCombs
 Address: PO Box 12457
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION

Print Name: Travis William Benton
 Address: 1837 Whelp Way
 City: Chesapeake
 State: VA Zip: 23323

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Michaelson Law Escrow # _____
 Address: 1746 W Horizon Ridge Parkway
 City: Henderson State: NV Zip: 89012