DOUGLAS COUNTY, NV

RPTT:\$50.70 Rec:\$40.00

2024-1004737

\$90.70 Pgs=3

02/14/2024 10:31 AM

WHITE ROCK GROUP, LLC

SHAWNYNE GARREN, RECORDER

Contract No.: 000570601310

Number of Points Purchased: 105,000

Biennial Ownership

APN Parcel No.:1318-15-822-001 PTN 1318-15-823-001 PTN

Mail Tax Bills To: Wyndham Vacation Resorts, Inc. 6277 Sea Harbor Drive, Orlando, FL 32821 Recording requested by: Lawyers Title of Nevada, Inc. After recording, mail to: Wyndham Vacation Resorts, Inc., Title Services 6277 Sea Harbor Drive, Orlando, FL 32821

GRANT, BARGAIN, SALE DEED Fairfield Tahoe at South Shore

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Carl N Koshnick and M Rebecca Koshnick, whose address is PO BOX 12457, ZEPHYR COVE, NV 89448, hereinafter referred to as the "Grantor(s)" do hereby grant, bargain, sell and convey unto Wyndham Vacation Resorts, Inc., a Delaware corporation, whose principal offices are at 6277 Sea Harbor Drive, Orlando, FL 32821, hereinafter referred to as the "Grantee", the following described real property situated in Douglas County, Nevada, to wit:

A 105,000/183,032,500 undivided fee simple interest as tenants in common in Units 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302 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").

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 by the Grantee in Odd Resort Year(s).

Being part of or the same property conveyed to the Grantor(s) by Deed from recorded in the official land records for the aforementioned property on 767676, as Instrument No. 6678925 and being further identified in Grantee's records as the property purchased under Contract Number 000570601310

To have and to hold all and singular, the premises described in this Deed, together with appurtenances, to the Grantee and to the Grantee's proper use and benefit forever. Authority is hereby given from each Grantor to Grantee or a designee of Grantee to execute any and all instruments necessary to effect the recordation of this Deed, including, by way of illustration, declaration of property value, affidavit of consideration, seller's tax declaration and correction of clerical errors.

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, easements, reservations and liens set forth in the Declaration of Restrictions for Fairfield Tahoe at South Shore, and any supplements and

amendments thereto; 3. All matters set forth on the above-referenced plat of record, and any supplements and amendments thereto.

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 8th day of November, 2023.

Carl M. Hoshnik Grantor: CARL N KOSHNICK

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CK &) ss.))	
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and set forth, and I do hereby so certify.			
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M. Ribecca Koshnick Grantor: M REBECCA KOSHNICK

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STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):	\ \
a) 1318-15-822-001 PTN	\ \
b) 1318-15-823-001 PTN	~ \ \
c)	
d)	FOR RECORDERS OPTIONAL USE ONLY
2. Type of Property:	
a) ☐ Vacant Land b) ☐ Single Fam. Res	
c) ☐Condo/Twnhse d)	Book: Page: Date of Recording:
g) ☐ Agricultural h) ☐ Mobile Home	Notes:
i) 🗓 Other - Timeshare	
3. Total Value/Sales Price of Property:	\$12,849.00
Deed in Lieu of Foreclosure Only (value	
Transfer Tax Value:	\$12,849.00
Real Property Transfer Tax Due:	\$50.70
	\$ <u>50.76</u>
4. If Exemption Claimed:a) Transfer Tax Exemption, per NRS	375 000 Section:
b) Explain Reason for Exemption:	373.030, Gection.
5. Partial Interest: Percentage being tran	nsferred: 100%
The undersigned declares and acknowledge	pwledges, under penalty of perjury, pursuant to
NRS 375 060 and NRS 375 110, that the in	formation provided is correct to the best of their
information and helief, and can be supported	by documentation if called upon to substantiate
the information provided herein. Furthermo	ore, 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 add	
Monde	
Signature Charles	Capacity <u>Agent for Grantor/Seller</u>
Signature Multiple	Capacity <u>Agent for Grantee/Buyer</u>
OF LED (ODANTOD) INCODMATION	BUYER (GRANTEE) INFORMATION
SELLER (GRANTOR) INFORMATION (REQUIRED)	(REQUIRED)
Print Name: CARL N KOSHNICK	Print Name: Wyndham Vacation Resorts, Inc.
Address: 517 W BENTON ST	Address: 6277 Sea Harbor Drive
City: LAKE BENTON	City: Orlando
State: MN Zip: 561491004	State: FL Zip: 32821
COMPANY/PERSON REQUESTING RECOR	DING
(REQUIRED IF NOT THE SELLER OR BUYER)	<u>DIIVO</u>
White Rock Title, LLC	Escrow No.: <u>000570601310</u>
700 South 21st Street	Escrow Officer:
Fort Smith, AR 72901	

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