

DOUGLAS COUNTY, NV

2024-1005113

RPTT:\$5.85 Rec:\$40.00

\$45.85 Pgs=4

02/28/2024 08:44 AM

WHITE ROCK GROUP, LLC

SHAWNYNE GARREN, RECORDER

Tax Parcel No.: 1318-15-817-001 PTN;

1318-15-822-001 PTN 1318-15-823-001 PTN

RECORDING REQUESTED BY/RETURN TO:

White Rock Group, LLC
Christopher B. Conley, Manager
700 South 21st Street
Fort Smith, AR 72901
Phone: (479) 242-8814

Tax Statements To Be Sent To:

Wyndham Vacation Resorts, Inc.
6277 Sea Harbor Drive
Orlando, FL 32821

Save Space Above For Recorders Use Only

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Tahoe at South Shore Vacation Owners Association, Inc.**, whose address is 6277 Sea Harbor Drive, Orlando, FL 32821, hereinafter called GRANTOR, for and in consideration of the sum of ZERO DOLLARS (\$0.00) and other good and valuable consideration in hand paid by **Wyndham Vacation Resorts, Inc.**, whose address is 6277 Sea Harbor Drive, Orlando, FL 32821, hereinafter called GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, transfer and convey unto GRANTEE and unto their heirs, successors, and assigns forever, the following described property in Douglas County, Nevada, to-wit:

SEE EXHIBIT "A & B"

TO HAVE AND TO HOLD the same unto Wyndham Vacation Resorts, Inc., GRANTEE, and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And Grantor hereby covenants with said Grantee, and Grantee's successors and assigns, that Grantor is lawfully seized of said Property in fee simple and that the Property is free of all encumbrances made by Grantor and that Grantor will warrant and defend against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, this Deed has been executed on this 28 day of February, 2024.

GRANTOR: Tahoe at South Shore Vacation Owners Association, Inc.

Handwritten signature

By: Christopher B. Conley, Agent and Attorney at Law, NV Bar No. 13325
for Tahoe at South Shore Vacation Owners Association, Inc.

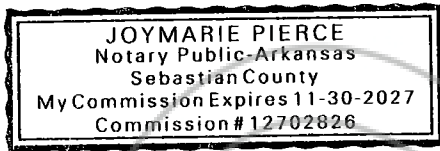
Acknowledgment

State of Arkansas)
)ss
County of Sebastian)

On this 28 day of February, 2024, before me, a Notary Public, within and for said County and State, duly commissioned and acting, appeared, **Christopher B. Conley**, to me personally well-known or proven with valid identification, as the persons who executed the foregoing Deed and executed the same for consideration and purposes therein mentioned and set forth, and does hereby so certify.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[SEAL]



Handwritten signature of JoyMarie Pierce

Notary Public: JoyMarie Pierce
Commission No.: 12702826
My Commission Expires: 11-30-2027

EXHIBIT "A"

Tax Parcel No. :1318-15-817-001 PTN; 1318-15-822-001 PTN 1318-15-823-001 PTN

SOUTH SHORE

Contract No.	Transfer Tax Value	Transfer Tax Due
000570605204	\$500.00	\$1.95
000570708511	\$500.00	\$1.95
000570807735	\$500.00	\$1.95
TOTAL AMOUNT:	\$1,500.00	\$5.85



Exhibit "B"

APN No: 1318-15-822-001 PTN 1318-15-823-001 PTN Contract No: 000570605204

A **308,000/183,032,500** 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 Book1202, 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 an **Annual** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **308,000** Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee in every **Each** Resort Year(s).

APN No: 1318-15-817-001 PTN

Contract No: 000570708511

A **174,000/138,156,000** Undivided fee simple interest as tenants in common in Units 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 and 7303 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 Book1202, 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 an **Annual** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **174,000** Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee in every **Each** Resort Year(s).

APN No: 1318-15-822-001 PTN 1318-15-823-001 PTN Contract No: 000570807735

A **84,000/183,032,500** 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 Book1202, 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 **Biennial** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **168,000** Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee in every **Even** Resort Year(s).

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1318-15-817-001 PTN
b) 1318-15-822-001 PTN 1318-15-823-001 PTN
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 \$300.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$1,500.00
Real Property Transfer Tax Due \$5.85

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 therein. 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 *C Conley* Capacity: Agent for Grantor/Seller

Signature *C Conley* Capacity: Agent for Grantee/Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Tahoe at South Shore Vacation
Owners Association, Inc.
Address: 180 Elks Point Road
City: Zephyr Cove
State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: White Rock Group, LLC Escrow # _____
Christopher B. Conley, Manager
Address: 700 South 21st Street
City: Fort Smith State: AR Zip: 72901

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