

DOUGLAS COUNTY, NV
RPTT:\$58.50 Rec:\$40.00
\$98.50 Pgs=2
WHITE ROCK GROUP, LLC
SHAWNYNE GARREN, RECORDER

2024-1010068

07/16/2024 09:22 AM

Prepared by or under the supervision of:

Christopher B Conley
Eck, Conley & Richardson, PLLC
700 South 21st Street
Fort Smith, AR 72901

Contract: 000572100143
Parcel Number: 1318-15-819-001 PTN
Number of Points: 1,650,000
ANNUAL Ownership
Mail Tax Bills to:
Wyndham Vacation Resorts, Inc.
180 Elks Point Road, Zephyr Cove
Lake Tahoe, NV 89448

After recording, please return to:

White Rock Group, LLC
700 South 21st Street
Fort Smith, AR 72901
479-242-0974

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, **TIMESHARE ACQUISITIONS, LLC**, a Florida limited liability company, whose address is 180 ELKS POINT ROAD, ZEPHYR COVE, LAKE TAHOE, NV 89448, hereinafter called GRANTOR(s), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by **Wyndham Vacation Resorts, Inc.**, a Delaware corporation, whose address is 180 ELKS POINT ROAD, ZEPHYR COVE, LAKE TAHOE, NV 89448, hereinafter called GRANTEE(s), the receipt of which is hereby acknowledged, has/have bargained and sold, and by these presents do(es) hereby grant, bargain, sell and convey unto the aforesaid GRANTEE(s) and each of their heirs, devisees, successors and assigns, the following described property located in Douglas County, Nevada to wit:

A **1,650,000/90,245,000** undivided fee simple interest as tenants in common in **Units 9101, 9102, 9103, 9104, 9201, 9203 and 9204 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 previously reserved.

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 **1,650,000** 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).

Being part of or the same property, and subject to the same terms, conditions, and restrictions as conveyed to the GRANTOR(s) by Deed from **ORRIN SHACKLEFORD** recorded in the official land records for the aforementioned property on 7/16/2024, at Deed Book _____ / Page 2024-1010065

Together With all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

GRANTOR(s) do(es) hereby covenant with GRANTEE(s) that they are lawfully seized of the Vacation Ownership Interest


conveyed herein; that GRANTOR(s) has/have good and lawful authority to sell and convey said VOI; that GRANTOR(s) do/does hereby fully warrant title to said VOI and will defend the same against the lawful claims of all persons claiming by and through GRANTOR(s); and that said Vacation Ownership Interest is free of all encumbrances except easements, restrictions, and reservations of record and taxes for the current year and subsequent years.

Capitalized or block terms used herein shall have those meanings ascribed to them in the Declaration.

The plural number as used herein shall equally include the singular and vice versa. The masculine or feminine gender as used herein shall equally include the neuter.

IN WITNESS WHEREOF, this Deed has been executed on this 27 day of June, 2021

GRANTOR:


TIMESHARE ACQUISITIONS, LLC

BY: James Duncan
Authorized Signatory
180 ELKS POINT ROAD, ZEPHYR COVE, LAKE TAHOE, NV 89448

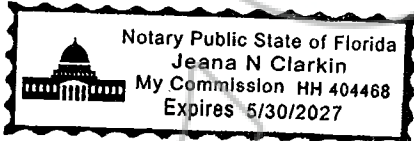
Acknowledgment


State of Florida)
County of Orange)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of June, 2021 by James Duncan, Authorized Signatory of **TIMESHARE ACQUISITIONS, LLC**, a Florida limited liability company, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

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

(SEAL)




Notary Public
Printed Name: Jeana Clarkin
My commission expires: 5-30-27
Serial Number, if any: HH404468

(Please **DO NOT** Stamp or Sign outside this Box)

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1318-15-819-001
 - 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'/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: \$15,000.00
- Deed in Lieu of Foreclosure Only (value of property) _____
- Transfer Tax Value: \$15,000.00
- Real Property Transfer Tax Due: \$58.50

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # _____
 - b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.0% 1,650,000/90,245,000

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 Manager / Title Co.

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: TIMESHARE ACQUISITIONS, LLC
 Address: 4793 Millenia Blvd, Suite 250B
 City: Orlando
 State: FL Zip: 32839

Print Name: WYNDHAM VACATION RESORTS, INC.
 Address: 180 ELKS POINT ROAD ZEPHYR COVE
 City: LAKE TAHOE
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: WHITE ROCK GROUP, LLC Escrow # _____
 Address: 700 SOUTH 21ST STREET
 City: FORT SMITH State: AR Zip: 72901

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