

Contract: 000571900215
Number of Points Purchased: 800,000
Annual Ownership
Parcel Number: 1318-15-817-001 PTN
Prepared by or under the supervision of:
Eck, Conley & Richardson, PLLC
700 South 21st Street
Fort Smith, AR 72901

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, **ARTO BOYADJIAN AND ESTHER ARCA BOYADJIAN**, whose address is 180 Elks Point Road, Zephyr Cove, NV 89448, hereinafter called GRANTOR(s), for and in consideration of the sum of ZERO DOLLARS (\$00.00) and other good and valuable consideration paid by **ARTO BOYADJIAN AND ESTHER ARCA BOYADJIAN, TRUSTEES OF THE ARTO BOYADJIAN AND ESTHER ARCA BOYADJIAN REVOCABLE TRUST DATED NOVEMBER 21, 2013**, whose address is 180 Elks Point Road, Zephyr Cove, 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 **800,000/ 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 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 were 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 **800,000** 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 WYNDHAM VACATION RESORTS, INC., recorded in the official land records for the aforementioned property on August 04, 2020, at Deed Instrument Number 2020-950241.

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 05 day of Aug, 2024.

GRANTOR:

GRANTOR:

Arto Boyadjian

Esther Arca Boyadjian

ARTO BOYADJIAN
180 Elks Point Road, Zephyr Cove, NV 89448

ESTHER ARCA BOYADJIAN
180 Elks Point Road, Zephyr Cove, NV 89448

Acknowledgment

State of _____)

County of _____)

On this _____ day of _____, 20____, before me, a Notary Public, within and for said County and State, duly commissioned and acting, appeared, **ARTO BOYADJIAN AND ESTHER ARCA BOYADJIAN**, to me personally well-known or proven with valid identification, as the person(s) 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)

Notary Public

Printed Name: _____

My commission expires: _____

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

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Alameda }

On 08/05/2024 before me, Maria S. Martinez, notary
(Here insert name and title of the officer)

personally appeared ARTO BOYADJIAN AND ESTHER ARCA BOYADJIAN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

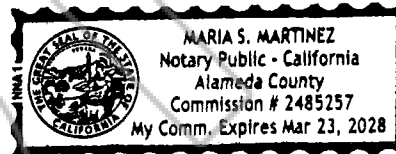
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- _____ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-15-817-001
 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
 i) Other TIMESHARE

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	
_____ <u>Verified Trust - js</u> _____	

3. Total Value/Sales Price of Property: \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 07
 b. Explain Reason for Exemption: transfer to a trust Without Consideration

5. Partial Interest: Percentage being transferred: 100.0% 800,000/138,156,000

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
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

ARTO BOYADJIAN AND
 Print Name: ESTHER ARCA BOYADJIAN
 Address: 2338 MORROW STREET
 City: HAYWARD
 State: CA Zip: 94541

BUYER (GRANTEE) INFORMATION
(REQUIRED)

ARTO BOYADJIAN AND ESTHER ARCA BOYADJIAN, TRUSTEES OF THE
 Print Name: ARTO BOYADJIAN AND ESTHER ARCA BOYADJIAN REVOCABLE TRUST
DATED NOVEMBER 21, 2013
 Address: 2338 MORROW STREET
 City: HAYWARD
 State: CA Zip: 94541

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)