

APN #: 1318-15-817-001 PTN

**Recording Requested By:**

David Booth and Ludmila Booth

**Return Documents to:**

Name: David and Ludmila Booth

Address: 16, Scannell Rd

City/State/Zip: Chatham, NY 12037

**Send Tax Statements to:**

Name: WYNDHAM VACATION RESORTS, Inc.

Address: 180 Elks Point Road,

City/State/Zip: Zephyr Cove, NV 89449



00185539202410115380040046

SHAWNYNE GARREN, RECORDER

E03

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **David Booth and Ludmila Booth**, Husband and Wife, hereinafter referred to as "Grantor", does hereby grant, bargain, and sell unto **David Booth and Ludmila Booth**, Husband and Wife, as joint tenants with right of survivorship and not as tenants in common, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Douglas, State of Nevada, to-wit:

See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

Prior instrument reference: Book 0813, Page 231, Document No. 0828200, of the Recorder of Douglas County, Nevada.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

The property herein conveyed is not a part of the homestead of Grantor.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; and the said Grantor will warrant and defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

WITNESS Grantor's hand this the 12th day of August, 2024.

*David Booth*  
(1<sup>st</sup> Grantor's Signature)

*Ludmila Booth*  
(2<sup>nd</sup> Grantor's Signature)

David Booth  
Print Name

Ludmila Booth  
Print Name

State of New York  
County of Columbia

This instrument was acknowledged before me on August 16<sup>th</sup>, 2024 (date) by  
David Booth and Ludmila Booth (name(s) of person(s).

(Seal, if any)

*Karin Sterritt*

Karin Sterritt  
Notary Public, State of New York  
Reg. No. 01ST6324097  
Qualified in Greene County  
Commission Expires May 4, 2027

(Signature of notarial officer)  
Notary Public  
Title (and Rank)

**Grantor(s) Name, Address, phone:**  
David Booth & Ludmila Booth  
16, Scannell Rd, Chatham, NY 12037  
203-733-3783 & 203-733-4110

**Grantee(s) Name, Address, phone:**  
David Booth & Ludmila Booth  
16, Scannell Rd, Chatham, NY 12037  
203-733-3783 & 203-733-4110

**SEND TAX STATEMENTS TO WYNDHAM  
VACATION RESORTS, Inc.  
180 Elks Point Road, Zephyr Cove,  
NV89449**

## EXHIBIT A Legal Description

A 105,000/138,156,000 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 are hereby reserved unto the Grantor, its successors and assigns.

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 105,000 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).

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

By accepting this deed the Grantee(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 appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-15-817-001 PTN\*  
 b) \*Note - Wvndham Timeshare  
 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: 4/28/24  
 NOTES: Notary stamp expires 2027  
Exemption changed to a #3  
- Chaylty Grant

3. Total Value/Sales Price of Property: \$16,110.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 1  
 b. Explain Reason for Exemption: The transfer relates only to a change in owners identity  
i.e. from "tenants in common" to "joint tenants with right of survivorship"

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 David Booth DAVID BOOTH Capacity \_\_\_\_\_ Grantee  
 Signature Ludmila Booth LUDMILA BOOTH Capacity \_\_\_\_\_ Grantee

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

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

Print Name: David & Ludmila Booth (as tenants in common)  
 Address: 16, Scannell Rd,  
 City: Chatham,  
 State: New York Zip: 12037

Print Name: David & Ludmila Booth (as Joint tenants wros)  
 Address: 16, Scannell Rd  
 City: Chatham  
 State: New York Zip: 12037

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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