

DOC # 0670674
03/24/2006 08:34 AM Deputy: KLJ

OFFICIAL RECORD
Requested By:
GUNTER HAYES & ASSOCIATES

Contract No.: 57-0507343
Number of Points Purchased: 105,000
BIENNIAL Ownership
APN Parcel No. : 1318-15-819-001 PTN
Mail Tax Bills to: Fairfield Resorts, Inc.
8427 South Park Circle, Suite 500
Orlando, FL 32819

LLC
Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 2 Fee: 15.00
BK-0306 PG- 8609 RPT: 48.75



Recording requested by:
Gunter-Hayes & Associates, LLC
After recording, mail to:
Gunter-Hayes & Associates, LLC
3200 West Tyler, Suite D, Conway, AR 72034

**GRANT, BARGAIN, SALE DEED
Fairfield Tahoe at South Shore**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, FAIRFIELD RESORTS, INC., a Delaware corporation, hereinafter referred to as "Grantor" does hereby grant, bargain, sell and convey unto Mark A Montague and Ann H Beard-Montague
Joint Tenants with Right of Survivorship

of PO BOX 12457 ZEPHYR COVE NV 89448

hereinafter referred to as the Grantee(s), the following described real property situated in the County of Douglas, State of Nevada:

A 105,000 /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 which minerals and mineral rights are hereby reserved unto the Grantor, its successors and assigns.

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.

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 Even Resort Year(s).

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.

DATED this 4th day of February, 2006.

FAIRFIELD RESORTS, INC.
a Delaware Corporation

CORPORATE SEAL



By: [Signature]
J. Eric Haley
Asst. Director

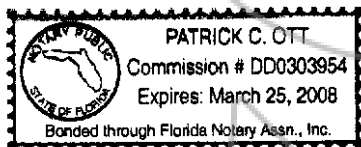
Attest:
By: [Signature]
Helen Carlin
Assistant Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA)
) §§
COUNTY OF ORANGE)

This instrument was acknowledged before me this 4th day of February, 2006, by J. Eric Haley and Helen Carlin, as Asst. Director and Assistant Secretary of Fairfield Resorts, Inc., a Delaware corporation.

[Signature]
Notary Public Patrick C Ott
My Commission Expires: 03/25/08



NOTARY SEAL

FORM: 55BACK 12/04