Contract No.: 000410542419
Number of Points Purchased: 105,000
BIENNIAL Ownership

APN Parcel No.: 1318-15-820-001 PTN Mail Tax Bills to: Fairfield Resorts, Inc. 8427 South Park Circle, Suite 500

Orlando, FL 32819

Recording requested by:

Gunter-Hayes & Associates, agents for Lawyers Title Insurance Corp.
After recording, mail to: Attn: Stephen Campbell
Gunter-Hayes & Associates, 3200 West Tyler, Suite D
Conway, AR 72034

## DOC # 0675255 05/18/2006 02:02 PM Deputy: PK OFFICIAL RECORD Requested By: GUNTER HAYES & ASSOCIATES

LLC Douglas County - NV Werner Christen - Recorder

Page: 1 Of 2 Fee: BK-0506 PG-7279 RPTT:

15.00 54.60



## 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 Leo Garza and Angelica Garza. Husband and Wife as Joint Tenants With The 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 /128,986,500 undivided fee simple interest as tenants in common in Units 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303, and 10304 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.

## SUBJECTTO:

- 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;
- 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 BII	<u>ENNIAL</u> Ownership I	nterest as described in the [	Declaration of Rest	rictionsfor
Fairfield Tahoe at Sout	h Shore and such own	ership interest has been alle	ocated_210,000	Points as
defined in the Declarati	ion of Restrictionsfor F	Fairfield Tahoe at South Sho	ore which Points ma	ay be used by
the Grantee in Even	Resort Year(s).			FORM: 88 D004 02/06

By accepting this deed the Grantee(s) do(es) hereby agree to assume the obligation for the payment of a pro-rata or proportionateshare 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 29th	day of March	,2006		-1
CORPORATESEAL	SE A 196	AYE NO	By:  Attest  By:  Lashunda Davenport  Assistant Secretary	ives 1

**ACKNOWLEDGMENT** 

STATEOF	Florida	)
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COUNTY OF Orange

This instrumentwas acknowledgedbefore me this 29th March 2006 day of as Vice President Kim Thompson and Lashunda Davenport

Assistant Secretary of Fairfield Resorts, Inc., a Delaware corporation.

> ERVIE L MARTIN Commission # DD0415332 Expires: April 5, 2009 Bonded through Florida Notary Assn., Inc.

Notary Public Ervie L Martin

My Commission Expires: 04/05/09

**NOTARY SEAL** 

FORM: BEBACK 2/06

0506 PG-7280