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ContractNo.: 000570601609

Number of Points Purchased:

77.000

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

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 conveyunto <u>James R Romo and Karen L Romo.</u>
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 ______77,000 __/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.

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	a/anBIENNIAL	Ownership In	terest as describ	edin the Declara	ition of Restri	ctionsfor
Fairfield Tahoe a	at South Shore	and such owne	rshipinterestha	s been allocated	154,000	_Points as
		estrictionsfor Fa	irfield Tahoe at:	South Shore which	ch Points may	be used by
the Grantee in	Odd Res	ort Year(s).			FC	RM: SSD004 02/06

DOC # 0679333 07/11/2006 01:31 PM Deputy:

OFFICIAL RECORD
Requested By:

GUNTER HAYES & ASSOCIATES

Douglas County - NV Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00 BK-0706 PG-3299 RPTT: 39.00



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 subsequentyears. Further, by accepting this deed the Grantee(s) accept(s) title subject to the restrictions, liens and obligationsset forth above and agree(s) to perform the obligationsset forth in the Timeshare Declaration and the Declaration of Restriction for Fairfield Tahos 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 21st	day of April	2006

Thompson

CORPORATESEAL



Attes

ashunda Davenport Assistant Secretary

ACKNOWLEDGMENT

STATE OF Florida

§§

COUNTY OF Orange

This instrumentwas acknowledgedbefore me this 21st

_day of __April_

Kim Thompson

and Lashunda Davenport

as Vice President

and

Assistant Secretary

of Fairfield Resorts, Inc., a Delaware corporation.

RFIELD RESORTS, INC.

a Delaware Corporation

Commission # DD0476824 Expires: Sept. 28, 2009

VERONICA M. GALBRAITH

inded through Florida Notary Assn., Inc.

Notary Public Veronica M. Galbraith My Commission Expires: 09/28/09

NOTARYSEAL

FORM: SSBACK 2/06

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