15

ContractNo.: 000580547263

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 John H Baldwin and Kristy L Baldwin. 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/anBIENNIAL	Ownership Interest as de	escribedin the Declarat	ion of Restric	tionsfor
Fairfield Tahoe at South Shore a	and such ownership intere	sthas been allocated_	154,000	Points as
defined in the Declaration of Re	strictions for Fairfield Taho	e at South Shore which	n Points may	be used by
	rt Year(s).		FOR	IM: SSD004 02/01
tne Grantee III	I (I Cal (o) .			

DOC # 0679337 07/11/2006 01:37 PM Deputy: CF

OFFICIAL RECORD Requested By:

GUNTER HAYES & ASSOCIATES

LLC
Douglas County - NV

Werner Christen - Recorder

Page: 1 Of 2 Fee: 15.00

BK-0706 FG-3311 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 proportionates have 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 21st	_day of <u>April</u>	2006		——————————————————————————————————————
			FARRIELD RESOR	TS INC.
			a Delayare Corpora	tion

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COUNTY OF Orange	: \)	\		
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This instrumentwas a Kim Thompson		inda Davenport	day of <u>April</u> as <u>Vice President</u>	, 2006, by and
Assistant Secretary			elaware corporation.	<u>a</u> nu
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	TOVAL UTTO		My Commission Exp	Ires; 09/28/09

VERONICA M. GALBRAITH
Commission # DD0476824
Expires: Sept. 28, 2009
aded through Florida Notary Assn., Inc.

NOTARYSEAL

FORM: SSBACK 2/06



BK- 0706 PG- 3312 7/11/2006