

19
DOC # 0679429
07/12/2006 09:16 AM Deputy: CF

OFFICIAL RECORD

Requested By:
GUNTER HAYES & ASSOCIATES

LLC
Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 6 Fee: 19.00
BK-0706 PG- 3684 RPTT: 0.00



WHEN RECORDED MAIL TO:
APN Parcel No. 1318-15-822-001PTN
APN Parcel No. 1318-15-823-001PTN
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, Arkansas 72034

MAIL TAX BILL TO:

Fairfield Resorts, Inc.
265 East Harmon Avenue
Las Vegas, NV 89109

DEED OF TRUST AND ASSIGNMENT

Said Assignment is attached as Exhibit "A" hereto and made a part hereof.

Date of Deed of Trust: 03-21-2006

Trustor(s) JEANNINE SCHEINHORN, MD (SINGLE WOMAN)

Trustor's Residence PO BOX 12457
(Principal Place of Business) ZEPHYR COVE NV 894480000
and Post Office Address

Note Amount US \$ 30,824.10

Contract Number: 00057-0602045

THIS INSTRUMENT IS ALSO A FIXTURE FILING IN ACCORDANCE WITH NRS 104.9402(6).

Buyer's Initials *JW*

DEED OF TRUST AND ASSIGNMENT

THIS DEED OF TRUST AND ASSIGNMENT ("Deed of Trust"), is made this 21ST day of MARCH, 2006, between JEANNINE SCHEINHORN, MD (SINGLE WOMAN) ("Trustor"), whose address is 1741 EARLMONT AVE LA CANADA CA 91011 - USA and LAWYERS TITLE OF NEVADA, INC. ("Trustee"), whose address is 1210 S. Valley View, Suite 104, Las Vegas, Nevada 89102 and FAIRFIELD RESORTS, INC., a Delaware corporation ("Beneficiary") or its assigns, whose address is 8427 South Park Circle, Suite 500, Orlando, Florida 32819.

WITNESSETH: For and in consideration of the Beneficiary's financing the sale of that certain Undivided Ownership Interest(s) ("UDI") herein described to Trustor on a deferred payment basis, and in order to secure the payment of the Note Amount set forth above according to the terms and conditions of the Trustor's Promissory Note of even date hereof, Trustor does hereby give, grant, bargain, sell, and convey unto Trustee, in trust, with power of sale, that certain UDI described as: a 308000 / 183,032,500 undivided fee simple interest as tenants in common in Units 12101-12103,12201-12203,12302,14102-14104,14202-14204,14302 in the South Shore Condominium ("Property"), located at 180 Elks Point Road in Zephyr Cove, Nevada 89449, according to the Parcel Map filed at Parcel Map File 1202, Page 02181 in Douglas County, Nevada, subject to all provisions thereof and those contained in that certain Declaration of Restrictions for Fairfield Tahoe at South Shore ("Timeshare Declaration") dated September 29, 2004 and recorded October 28, 2004 in Book 1004/13107 as Instrument No. 628022, Official Records of Douglas County, Nevada, which subjected the Property to a timeshare plan called Fairfield Tahoe at South Shore ("Timeshare Plan"). The property subject to the Timeshare Plan is hereinafter referred to as the "UDI".

TOGETHER WITH all the improvements now or hereafter erected on the Property, and all easements, rights, appurtenances and all fixtures now or hereafter a part of the Property. All replacements and additions shall also be covered by this Deed of Trust. All of the foregoing, together with all personal property associated therewith, is part of the Property described below.

AND the Trustor hereby covenants with the Beneficiary as follows:

1. Trustor will pay the aforesaid sum together with interest thereon according to the Promissory Note, said Promissory Note being hereby secured and by reference made a part hereof, or any renewals thereof; and will pay all other sums that may hereafter be advanced or paid by the Beneficiary to or for the account of the Trustor or be owing by the Trustor to the Beneficiary, together with interest thereon until paid.
2. Trustor will observe and timely perform all of the terms, covenants and conditions contained in the Declaration governing the Property, including, but not limited to, payment of assessments, dues and other charges, as well as the Articles of Incorporation, By-laws, rules or other documents governing ownership or use of the Property or Trustor's membership in the property owners association. Any such default in performance as set forth herein shall be an event of default under this Deed of Trust.
3. That Trustor hereby grants to Beneficiary a security interest in Trustor's rights under the policies of insurance maintained by the property owners association which has jurisdiction over the Property, and in all of Trustor's interests in the proceeds of such insurance and in any award of damages in connection with any condemnation or taking by any governmental or quasi-governmental agency or authority, which proceeds or award must be payable to Beneficiary in the event Trustor becomes entitled thereto pursuant to the terms of the Declaration. The amount collected by Beneficiary hereunder may be applied to any indebtedness secured hereby or, at the option of Beneficiary, may be released in whole or in part to Trustor.

Buyer's Initials

Page 2 of 5

No. 1333D/Rev. 11-05



0679429

Page: 2 Of 6

07/12/2006

BK- 0706
PG- 3685

IN WITNESS WHEREOF, Trustor has executed this Deed of Trust on the date written below.

"TRUSTOR"

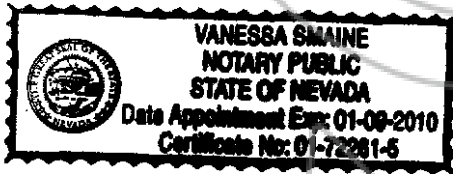
Jeannine Scheinhorn, MD.
Name: JEANNINE SCHEINHORN, MD
Date: 3/21/06

"TRUSTOR"

Name: _____
Date: _____

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on March 21, 2006 by:
JEANNINE SCHEINHORN, MD (SINGLE WOMAN) .



Vanessa Smaine
NOTARY PUBLIC
My Commission Expires 1-9-06

