Contract No.: 000570604629

154,000 Number of Points Purchased:

Ownership ANNUAL

APN Parcel No.: 1318-15-822-001 PTN

1318-18-828-001 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 Robert L Tipton and Patricia Resier Tipton. Joint Tenants With The Right of Survivorship.

of PO BOX 12457

ZEPHYR COVE

NV 89448

DOC

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

154,000 /183,032,500 undivided fee simple interest as tenants in common in Units 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302 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:

- 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
- 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 ANNUAL Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 154,000 defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore which Points may be used by the Grantee in Each Resort Year(s). FORM: SSD005 02/06

09/01/2006 10:18 AM Deputy: GB OFFICIAL RECORD Requested By:

0683562

GUNTER HAYES & ASSOCIATES

LLC Douglas County - NV Werner Christen -Recorder

Page: 1 0£ 2 Fee: 15.00 BK-0906 PG- 0235 RPTT: 78.00

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 Paintield Takes 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 28th c	day of <u>July</u> , <u>2006</u>	
	Millians.	FAIRFIELD RESORTS, INC., a Delaware Corporation
CORPORATE SEAL	A DORAXE	By Shydon David Director of Title Services
	1969 DELAWARELIA	Attast By Damian Gonzalez Assistant Secretary
ACKNOWLEDGMENT		
STATE OF Florida) 38 (
COUNTY OF Orange	§ §§	
Sharon David	cknowledged before me this <u>28th</u> and <u>Damian Gonzalez</u>	
Assistant Secretary	of Fairfield Resorts, Inc	a Delaware corporation.
	MARY K. LUCIA Comm# DD0569744 Expires 7/2/2010	Notary Public Mary K. Lucia My Commission Expires: <u>07/02/10</u>

Florida Notary Assn., Inc.

NOTARYSEAL

FORM: SSBACK 2/06

BK- 0906 PG- 236 0683562 Page: 2 Of 2 09/01/2006