

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 2 Fee: 15.00  
BK-0307 PG-1600 RPTT: 5.85



THIS DOCUMENT PREPARED BY AND  
WHEN RECORDED RETURN TO:

Anna Patent  
HOLIDAY TRANSFER SERVICES  
3605 Airport Way S., Ste. 200  
Seattle, Washington 98134  
APN: 1318-15-819-001  
R.P.T.T. \$5.85  
Contract No.: 17-0509020

Mail tax statements to:  
Fairfield Resorts, Inc.  
265 East Harmon Ave  
Las Vegas, NV 89109

**GRANT, BARGAIN, SALE DEED**  
**Fairfield Tahoe at South Shore**

**THE GRANTOR** Dean Shinneman and Bonnie J. Shinneman, who acquired title as Bonnie Jones Shinneman, Joint Tenants With Right of Survivorship, for and in consideration of (\$10.00) Ten Dollars and other valuable consideration in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to **THE GRANTEE** Sara A. Higgins and James L. Higgins, wife and husband, as joint tenants with the right of survivorship, whose address is 407 West Windsor Ave, Alexandria, VA 22302-3725

the following described real property situated in the County of Douglas, State of Nevada:

A 77,000/ 90, 245,000 undivided fee simple interest as tenants in common in Units 9101, 9102, 9103, 9104, 9201, 9203, 9204 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 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, easements, reservations and liens set forth in 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 the Grand Desert Resort, 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 77,000 Points as defined in the Declaration of Restrictions for Grand Desert Resort which Points may be used by the Grantee in **Each** Resort Year.

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 Declaration of Restrictions for Grand Desert Resort 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.

Date: March 1, 2007

Dean Shinneman  
Dean Shinneman by Holiday Transfer, Inc. a  
Washington Corporation, Alan Renberger, COO, as  
Attorney in Fact

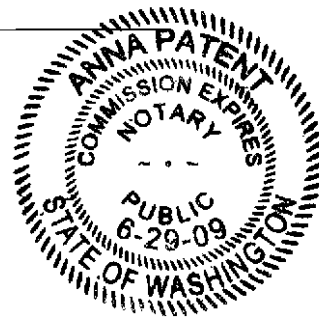
Bonnie J. Shinneman  
Bonnie J. Shinneman, by Holiday Transfer, Inc., a  
Washington Corporation, Alan Renberger, COO, as  
Attorney in Fact.

State of Washington )  
County of King ) Ss

I hereby certify that I have satisfactory evidence that Alan Renberger to me known to be the individual described in and who executed the foregoing instrument for Holiday Transfer, Inc., as the COO and also as Attorney in Fact for Dean Shinneman and Bonnie J. Shinneman and acknowledge that he signed the same as his free and voluntary act for Holiday Transfer, Inc., and also as his free and voluntary act as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living and is not insane.

Date: 3/1/07

Anna Patent  
Notary Sign Above  
Notary Print Name Here Anna Patent  
Notary Public in and for said State  
My appointment expires 6/29/09



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