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DOC # 0715969
01/09/2008 02:00 PM Deputy: SD

OFFICIAL RECORD

Requested By:

TIMESHARE CLOSING SERVICES

INC

Douglas County - NV

Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00

BK-0108 PG- 1752 RPTT: 1.95



APN: 1318-15-818-001 PTN

Recording requested by:
Jarlath Riggs
and when recorded mail to:
Timeshare Closing Services, Inc.
8545 Commodity Circle
Orlando, FL 32819
www.timeshareclosingservices.com
Escrow # TR07240755

Mail Tax Statements To: Stuart Clark, 1906 Emerald Drive, Calistoga, CA 94515

Consideration: \$356.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Jarlath Riggs, Sole Owner, whose address is c/o 8545 Commodity Circle, Orlando, FL 32819, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: Stuart Clark and Karen Clark, a Married Couple, as Joint Tenants with Rights of Survivorship, whose address is 1906 Emerald Drive, Calistoga, CA 94515, "Grantee"

The following real property located in the State of Nevada, County of Douglas, known as Wyndham South Shore, which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assignees forever.

Document Date: 1-7-08

Exhibit "A"

File number: TR07240755

A 52,500 / 109,787,500 undivided fee simple interest as tenants in common in Units 8101, 8102, 8103, 8201, 8202, 8301, 8302 and 8303 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/an **BIENNIAL** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **105,000 Points** as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore which Points may be used by the Grantee in **Odd** Resort Year(s).

By accepting this deed the Grantee(s) do(es) hereby agree to assume the obligation for payment of the 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 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.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first below written.

[Signature]
Witness #1 Sign & Print Name:

Melanie Prow

[Signature]
Jarlath Riggs

by Chad Newbold, as the true and lawful attorney in fact under that power of attorney recorded herewith.

[Signature]
Witness #2 Sign & Print Name:

Lisandra Pagan

STATE OF Florida) SS

COUNTY OF Orange)

On January 7, 2008, before me, the undersigned notary, personally appeared, by Chad Newbold, as the true and lawful attorney in fact under that power of attorney recorded herewith for Jarlath Riggs, Sole Owner, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/ they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

SIGNATURE: Lisandra Pagan Malave

NOTARY PUBLIC - STATE OF FLORIDA
Lisandra M. Pagan-Malave
Commission # DD630540
Expires: JAN. 17, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

My Commission Expires: 1-17-2011