

OFFICIAL RECORD

Requested By:  
JAMES WALSH

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 of 3 Fee: 16.00  
BK-0309 PG-4679 RPTT: # 7



PTD

APN: 1318-15-817001  
Recording requested by and mail documents and tax statements to:

Name: WALSH FAMILY TRUST

Address: 9130 BAIN DANCE WAY

City/State/Zip: RENO, NV 89506

DED104

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www.legalformsrus.com

RPTT: \_\_\_\_\_

### QUITCLAIM DEED

THIS INDENTURE WITNESS That the GRANTOR(S): Sebern Moore  
and Diane Moore

for and in consideration of One Dollars (\$ 1.00 )

do hereby QUITCLAIM the right, title and interest, if any, which GRANTOR may have in all that real property, the receipt of which is hereby acknowledged, to the GRANTEE(S):

Walsh Family Trust

all that real property situated in the City of Zephyr Cove

County of Douglas, State of Nevada

bounded and described as follows: (Set forth legal description and commonly known address)

SEE LEGAL DESCRIPTION  
EXHIBIT A

**WARNING: THE COUNTY RECORDER MAY CHARGE AN ADDITIONAL FEE IF YOU WRITE WITHIN THE 1" MARGINS OF THIS DOCUMENT OR VIOLATE ANY OTHER RECORDING REQUIREMENTS IMPOSED BY YOUR COUNTY RECORDER.**

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# LEGAL DESCRIPTION

## EXHIBIT A

Contract No.: 57-0501189  
 Number of Points Purchased: 195,000  
ANNUAL Ownership  
 APN Parcel No.: 1318-15-817-001 PTN  
 Mail Tax Bills to: Fairfield Resorts, Inc.  
8427 South Park Circle, Suite 500  
Orlando, FL 32819

Recording requested by:  
 Warner, Smith and Harris, PLC, agents for Lawyers Title Insurance Corp  
 After recording, mail to: Attn: Sarah Woody  
 Warner Smith and Harris, PLC, on behalf of Lawyers Title of Nevada, Inc.  
 P.O. Box 1626, Fort Smith, Arkansas 72902

### 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 convey unto Seaborn Moore and Diane Moore  
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 195,000 / 138,156,000 undivided fee simple interest as tenants in common in Units 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302, and 7303 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 ANNUAL Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 195,000 Points as 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). 4-13-30

FORM: SSD001 12/04



Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to.

In Witness Whereof, I/We have hereunto set my hand/our hands on 8 day of March, 2009.

S. G. Moore  
Signature of Grantor

Diane Moore  
Signature of Grantor

S. G. Moore  
Print or Type Name Here

Diane Moore  
Print or Type Name Here

STATE OF NEVADA )  
COUNTY OF DOUGLAS )  
On this 8<sup>th</sup> day of March, 20 09, personally appeared  
before me, a Notary Public, Michael A Blank

personally known to me OR  proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument in the capacity set forth therein, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned. Witness my hand and official seal.

MP NR  
Notary Public  
My commission expires: 9/19/2010  
Consult an attorney if you doubt this forms fitness for your purpose.

