

OFFICIAL RECORD

Requested By:
ELITE RESORT TRANSFERS LLC

PREPARED BY/FOR:

Everett William Hiatt, Trustee

AFTER RECORDING MAIL TO

Inventory Control

Elite Resort Transfers LLC

205 E. Central Blvd., Suite 500

Orlando, FL 32801

MTR020909-27TA

Contract NO. 17-0510291

APN: 1318-15-820-001 P12

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0409 PG- 2315 RPPT: 1.95



GRANT, BARGAIN, SALE DEED

Made this 24th day of **March, 2009**, By **Everett William Hiatt and Ruby May Hiatt, Trustee, of The Hiatt Family Revocable Trust, dated the 16th of April, 1999**, whose Post Office address is 1833 West Phoenix Court Drive, Mustang, Oklahoma, 73064, hereinafter called the "Grantor", and **Mike I. Ginsburg and Heather L. Ginsburg, Husband and Wife**, whose Post Office address is 44 Cannonade Drive, Marlboro, New Jersey, 07746, hereinafter called the "Grantee": the following described real property situated in the County of Douglas, State of Nevada.

Witnesseth, that the grantor, for and in consideration of the sum of **THREE HUNDRED NINETY-NINE DOLLARS, (\$399.00)** and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases conveys and confirms unto the grantee all that certain land situated in , County of Douglas, State of Nevada, to wit:

A **182,000/128,986,500** undivided fee simple interest as tenants in common in Units 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303, and 10304 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 **ANNUAL** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **182,000** 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).

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 Restrictions for Fairfield Tahoe at South Shore, in accordance with the terms thereof. Title to the Property is herein transferred with all tenements,

IN WITNESS WHEREOF, this instrument has been executed as of this 23rd day of February, 2009.

Signed in the Presence of:

Candice J Brook

Witness # 1 Sign Here

Witness Print Name Candice J Brook

Brenda Faytinger

Witness # 2 Sign Here

Witness Print Name Brenda Faytinger

Everett William Hiatt

Everett William Hiatt, Trustee

1833 W. Phoenix Ct. Dr., Mustang, OK 73064

Ruby May Hiatt

Ruby May Hiatt, Trustee

1833 W. Phoenix Ct. Dr., Mustang, OK 73064

NOTARY

STATE OF

Oklahoma

COUNTY OF

Grady

On this 23rd day of February, 2009, before me, personally appeared Everett William Hiatt and Ruby May Hiatt, 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.

Kena Crumby
Notary Signature

Kena Crumby
Notary Printed Name

My Commission Expires: 9-16-09

(Notary Seal)

