

15

APN 1318-15-818-001 ptn

DOC # 0741393
04/15/2009 09:28 AM Deputy: SD

OFFICIAL RECORD

Requested By:

MCNABB PURSLEY & KINNEY

Return recorded document to:
McNabb, Pursley & Kinney, LLC
Attn: John L. Pursley
One North Main Street
P. O. Box 226
Butler, MO 64730

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 2 Fee: 15.00
BK-0409 PG- 3787 RPTT: # 7



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

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SHIRLEY MAXWELL, a single person, Grantor, does hereby grant bargain, sell and convey unto SHIRLEY L. MAXWELL, Trustee of the Shirley L. Maxwell Revocable Timeshare Trust dated March 19, 2009, Grantee (Grantee's mailing address is Route 2, Box 73, Butler, Missouri 64730), the following described real estate situate in the County of Douglas, in the State of Nevada, to-wit:

A 441,000/109,787,500 undivided fee simple interest as tenants in common in Units 8101, 8102, 8103, 8201, 8202, 8203, 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, her heirs and assigns.

Grantor warrants that William H. Maxwell died on December 19, 2008, and that at the time of his death, he and Grantor were husband and wife, never having been divorced. **Reference Document #0664186, Book 1205 at Page 10560.**

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 described above is an annual ownership interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 441,000 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.

By accepting this Deed, Grantee does hereby agree to assume the obligation for 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, Grantee accepts title subject to the restrictions, liens and obligations set forth above and agrees 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 hereby 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 19th day of March, 2009.

Shirley L. Maxwell
SHIRLEY MAXWELL

STATE OF MISSOURI)
)ss
COUNTY OF BATES)

On this 19th day of March, 2009, before me personally appeared SHIRLEY MAXWELL, to me known to be the person who executed the foregoing Warranty Deed and acknowledged to me that she executed the same as her free act and deed and the said SHIRLEY MAXWELL further acknowledged herself to be single and unmarried.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Butler, Missouri, the day and year first above written.

Notary Public

JOHN L. PURSLEY
Notary Public - Notary Seal
STATE OF MISSOURI
County of Bates
My Commission Expires 04/27/2012
Commission # 08494346

(SEAL)

Z:\CLIENTS\Maxwell, Shirley\maxwellshirley.wd2_timeshare.wpd

