

DOC # 742060  
04/28/2009 08:43AM Deputy: DW  
OFFICIAL RECORD  
Requested By:

VIN Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 16.00  
BK-409 PG-6745 RPTT: 5.85



APN: 1318-15-818-001 *ghm*

Recording requested by:  
Gayle Ritzer  
and when recorded mail to:  
Timeshare Closing Services, Inc.  
8545 Commodity Circle  
Orlando, FL 32819  
www.timeshareclosingservices.com  
Escrow # 99092408036

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Mail Tax Statements To: VI Network Inc., C/O 8545 Commodity Circle, Orlando FL 32819  
Contract # 000570610220  
Consideration: \$1050.00

## Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, Gayle Ritzer, a married man as his sole and separate property, whose address is 12 Wexford Way, Bridgewater, NJ 08808, "Grantor"

Does hereby GRANT, BARGAIN, SELL AND CONVEY to: VI Network, Inc., a Florida Corporation, whose address is c/o 8545 Commodity Circle, Orlando FL 32819, "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: April 20, 2009

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

Anna Marie Applegate  
Witness #1 Sign & Print Name:

Gayle Ritzer  
Gayle Ritzer

Adam M. Jacobs  
Witness #2 Sign & Print Name:

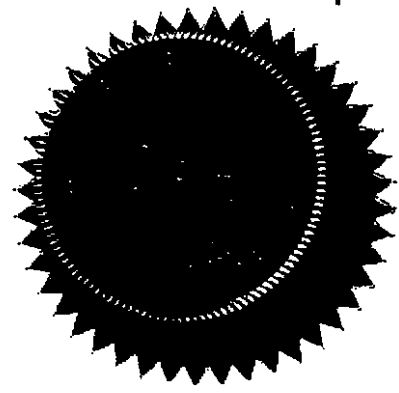
STATE OF New Jersey ) SS  
COUNTY OF Middlebury )

On April 20, 2009, before me, the undersigned notary, personally appeared, by Gayle Ritzer, a married man as his sole and separate property, 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.

Notary Public  
Ann Marie Applegate  
State of New Jersey

SIGNATURE: Ann Marie Applegate  
Ann Marie Applegate



My Commission Expires: **MY COMMISSION EXPIRES**  
**03/29/2011**

## Exhibit "A"

File number: 99092408036

A 654,000/109,787,500 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, its successors and assigns.

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 654,000 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 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.

