



APN: 1318-15820-001 PTN  
RPTT: \$15.60

When recorded return to:  
MTR Holdings, LLC  
205 E. Central Blvd., Suite 500D  
Orlando, FL 32801  
Escrow No: MTR070209-69TA

Mail Tax Statement to:  
Fairfield Resorts, Inc.  
8427 South Park Circle, Suite 500  
Orlando FL 32819

Contract No: 13-0505548

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

THIS DEED, made this 15<sup>th</sup> day of July, 2009, by and between **Melvin R. Johnson and Nancy Coppoletti-Johnson, Husband and Wife**, hereinafter the, "Grantor", whose Post Office address is **462 South Midvale Blvd., Madison WI 53711** and **Janet M. Astle Trust, dated April 22, 2008** "Grantee(s)", whose Post Office address is **893 Old English Road, Draper UT 84020**;

**WITNESSETH:**

That Grantors, in consideration of **Three Thousand Six Hundred Twenty Six Dollars (\$3,626.00)**, to them paid by the Grantees, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do grant, bargain, sell and convey, subject to the terms hereof, unto their heirs, devisees, successors and assigns the following described real property situated in the County of Douglas, State of Nevada:

A **504,000/128,986,500** 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.



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 **504,000** Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore which Points may be used by the Grantee in every **Each** Resort Year.

The property conveyed herein is a portion of the property conveyed to the within Grantor by deed from **Fairfield Resorts, Inc. a Delaware Corporation**, dated **February 4, 2006**, recorded **March 24, 2006**, **Book 0306, Page 8751** in the Office of the Recorder of Douglas County, State of Nevada.

**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 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 the Fairfield Tahoe at South Shore, and any supplements and amendments thereto.

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 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.



Deed for Wyndham South Shore  
MTR070209-69 TA

IN WITNESS WHEREOF, this instrument has been executed as of this 15<sup>th</sup> day of July, 2009.

Signed in the Presence of:

[Signature]  
Witness # 1 Sign Here

Witness Print Name AMAL OTTMAN

[Signature]  
Witness # 2 Sign Here

Witness Print Name Steve Folmer

[Signature]  
Melvin R. Johnson  
462 S. Midvale Blvd., Madison WI 53711

[Signature]  
Nancy A. Coppoletti-Johnson  
462 S. Midvale Blvd., Madison WI 53711

NOTARY  
STATE OF Wisconsin  
COUNTY OF Dane

On this 15 day of July, 2009, before me, personally appeared **Melvin R. Johnson and Nancy A. Coppoletti-Johnson**, 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.

[Signature]  
Notary Signature

Laura States  
Notary Printed Name

My Commission Expires: Feb 28, 2010

