

DOC # 757341
01/19/2010 12:12PM Deputy: SG
OFFICIAL RECORD
Requested By:
RESORT CLOSINGS, INC.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-110 PG-3245 RPTT: 1.95



APN: 1318-15-818-001 PTN

Prepared By and Return To:
TVC Inc.
(Without Title Insurance)
2710 Thomes Ave, Suite 1171
Cheyenne, WY 82001

Mail Tax Statement To:
WYNDHAM RESORTS
8427 South Park Circle, Suite 500
Orlando, FL 32819

GRANT DEED

THIS DEED shall operate to perform the transfer of title from RITA SANDERSON and ARTHUR W. SANDERSON, husband and wife ("Grantor(s)") to TVC INC. a company duly organized and existing under and by virtue of the laws of the State of Wyoming, as sole and separate property, whose address is 2710 Thomes Ave, Suite 1171, Cheyenne, WY 82001 ("Grantee(s)");

WITNESS, that the Grantor(s), for and in consideration of the receipt and sufficiency of which is hereby acknowledged does grant, bargain, sell, convey, and confirm unto the Grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the COUNTY OF DOUGLAS and the STATE OF NEVADA, described as follows:

"SEE ATTACHED EXHIBIT A"

TOGETHER, with all the singular, the hereditaments and appurtenances thereunto belong, or in anywise appertaining, the reversion or reversions, remainder or remainders, rents, issues, and profits thereof, and all the estate, right, title interest, claim, and demand whatsoever of the Grantor(s), either in laws or equity of, in and to the above bargained premises, with the hereditaments and appurtenances; and

SUBJECT TO taxes and special assessments for the current year and subsequent years and easements, covenants, conditions, and restrictions of record;

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor(s) hereby covenants with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has/have good right and lawfully authority to sell and convey said land; that the Grantor(s) hereby fully warrant; the title to said land and will defend the same against the lawful claims of all persons whomsoever;



IN WITNESS WHEREOF, the Grantor(s) have/has caused this deed to be executed on:

DATE: 9/30/09

GRANTOR(S):

Rita Sanderson
RITA SANDERSON

Arthur W. Sanderson
ARTHUR W. SANDERSON

Signed, Sealed and Delivered in the Presence Of:

STATE OF: Arizona

COUNTY OF: Maricopa

THE 30 DAY OF September, 2009, RITA SANDERSON and ARTHUR W. SANDERSON, personally appeared before me and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS my hand and official seal:

Press Notarial Seal or Stamp Clearly and Firmly

Signature: Jane Lindsay

Printed Name: Jane Lindsay

A Notary Public in and for said State

My Commission Expires: 6-29-2010

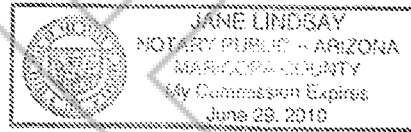




EXHIBIT "A"

A 84,000/109,787,500 undivided fee simple interest as tenants in common in Units 2101, 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 or 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 mineral 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 or reservations, restrictions, easements, mineral exceptions and reservations, and conditions or 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 matter set forth on the plat of record depicting South Shore Condominium, and any supplements and amendments thereto.

The Property is a/an Biennial Ownership interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 168,000 points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore which Points may be used by the Grantee in Even Resort Years.