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DOC # 0770614  
09/16/2010 10:07 AM Deputy: GB

OFFICIAL RECORD

Requested By:

TIMESHARE TITLE INC

APN: 1318-15-822-001 PTN  
1318-15-823-001 PTN

**Mail tax statement to:**  
Wyndham South Shore  
8427 South Park Circle, Suite 500  
Orlando, FL 32819

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 3 Fee: 16.00  
BK-0910 PG- 3432 RPTT: 9.75



**and when recorded return to:**  
✓ Timeshare Title, Inc.  
P.O. Box 3175  
Sharon, PA 16146

ESCROW NO. 10-1762KP  
Contract No. 000580633444  
315,000 Points  
Annual Ownership

R.P.T.T. \$9.75

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

FOR VALUABLE CONSIDERATION OF TWO THOUSAND FOUR HUNDRED FIFTY DOLLARS (\$2,450.00) receipt of which is hereby acknowledged, **Ernest Alan Noack, Sole Owner**, by his **attorney-in-fact GroupWise, Inc., Steven Nagy as Authorized Representative, by Limited Power of Attorney**, whose address is **120 E. Bell, Rockdale, TX 76567**, hereinafter referred to as "GRANTOR" does hereby grant, bargain, sell and convey unto **Timothy D. Rutledge and Maureen L. Rutledge, Husband and Wife, and Timothy M. Rutledge, a Single Man, as Joint Tenants with Full Rights of Survivorship**, whose address is **801 Maplehurst Lane, Monkton, MD 21111**, all that real property situate in the County of Douglas, State of Nevada, bounded and described as follows:

A 315,000/183,032,500 undivided fee simple interest as tenants in common in Units 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204, and 14302 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 Developer, 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 an **ANNUAL** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **315,000 Points** as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore which Points may be used by the Grantees in **Each** Resort Year.

By accepting this deed Grantees do hereby agree to assume the obligations 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 Grantees accept title subject to the restrictions, liens and obligations set forth above and agree 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.

Prior Instrument Reference: Document Number 0686998, Book 1006, Pages 7889-7890, Official Records of Douglas County, State of Nevada.



WITNESS Grantor's hand this the 13 day of August, 2010.

Ernest Alan Noack

By: **Steven Nagy**  
Authorized Representative for GroupWise, Inc.  
his attorney-in-fact

STATE OF PA

COUNTY OF Mercer

The foregoing instrument was acknowledged this 13 day of August, 2010, before me BECKY DAVENPORT the undersigned office, personally appeared **Steven Nagy, Authorized Representative for GroupWise, Inc.**, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney-in-fact for **Ernest Alan Noack** and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

Becky Davenport  
Notary Public

NOTARIAL SEAL  
BECKY DAVENPORT  
Notary Public  
SHARON CITY, MERCER COUNTY  
My Commission Expires Jun 16, 2013

Printed Name: Becky Davenport

My Commission Expires: 6-16-13

Press Notarial Seal/Stamp Here

