

16'

DOC # 0770741
09/20/2010 08:26 AM Deputy: DW

OFFICIAL RECORD

Requested By:
GUNTER HAYES & ASSOCIATES

LLC
Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0910 PG-3981 RPTT: 48.75



Contract No.: 000570802504
Number of Points Purchased: 84,000
Biennial Ownership
APN Parcel No.: 1318-15-817-001 PTN
Mail Tax Bills To: Wyndham Vacation Resorts, Inc.
8427 SouthPark Circle, Orlando, FL 32819
Recording requested by: Lawyers Title of Nevada, Inc
After recording, mail to:
Wyndham Vacation Resorts, Inc., Title Services
8427 SouthPark Circle, Orlando, FL 32819

GRANT, BARGAIN, SALE DEED
Fairfield Tahoe at South Shore

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Frederick L. Bear and Nancy C. Bear, Trustees of the Frederick L. Bear and Nancy C. Bear 1987 Trust, dated March 12, 1987, whose address is PO BOX 12457, ZEPHYR COVE, NV 89448, hereinafter referred to as the "Grantor(s)" do hereby grant, bargain, sell and convey unto Wyndham Vacation Resorts, Inc., a Delaware corporation, whose principal offices are at 8427 SouthPark Circle, Orlando, FL 32819, hereinafter referred to as the "Grantee", the following described real property situated in Douglas County, Nevada, to wit

A 84,000/138,156,000 undivided fee simple interest as tenants in common in Units 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 and 7303 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").

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 Odd Resort Year(s).

Being part of or the same property conveyed to the Grantor(s) by Deed from Grantee recorded in the official land records for the aforementioned property on 10-16-08, as Instrument No. 731536 and being further identified in Grantee's records as the property purchased under Contract Number 000570802504

To have and to hold all and singular, the premises described in this Deed, together with appurtenances, to the Grantee and to the Grantee's proper use and benefit forever. Authority is hereby given from each Grantor to Grantee or a designee of Grantee to execute any and all instruments necessary to effect the recordation of this Deed, including, by way of illustration, declaration of property value, affidavit of consideration, seller's tax declaration and correction of clerical errors.

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, easements, reservations and liens set forth in the Declaration of Restrictions for Fairfield Tahoe at South Shore, and any supplements and

Contract: 000570802504 DB

amendments thereto; 3. All matters set forth on the above-referenced plat of record, and any supplements and amendments thereto.

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.

DATED this 15th day of June, 2010.

Frederick L. Bear, TTEE
Grantor: FREDERICK L BEAR, TTEE

ACKNOWLEDGEMENT

STATE OF Nevada
COUNTY OF Douglas) ss.

On this the 15th day of June, 2010 before me, the undersigned, a Notary Public, within and for the County of Douglas, commissioned qualified, and acting to me appeared in person FREDERICK L BEAR, TTEE, to me personally well known as the person(s) whose name(s) appear upon the within and foregoing deed of conveyance as the grantor and stated that they had executed the same for the consideration and purposes therein mentioned and set forth, and I do hereby so certify.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal as such Notary Public at the County and State aforesaid on this 15th day of June, 2010.

Signature: Dolores Ramirez
Print Name: Dolores Ramirez
Notary Public
My Commission Expires: 9/13/11



Dolores Ramirez
Notary Public, State Of Nevada
Appointment Recorded in Douglas County
No: 08-6274-5 Expires 9-13-2011

Contract: 000570802504 DB

X Nancy C Bear TTEE
Grantor: NANCY C BEAR, TTEE

ACKNOWLEDGEMENT

STATE OF Nevada
COUNTY OF Douglas ss.

On this the 15th day of June, 2010 before me, the undersigned, a Notary Public, within and for the County of Douglas, commissioned qualified, and acting to me appeared in person NANCY C BEAR, TTEE, to me personally well known as the person(s) whose name(s) appear upon the within and foregoing deed of conveyance as the grantor and stated that they had executed the same for the consideration and purposes therein mentioned and set forth, and I do hereby so certify.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal as such Notary Public at the County and State aforesaid on this 15th day of June, 2010

Signature: Dolores Ramirez
Print Name: Dolores Ramirez
Notary Public
My Commission Expires: 9/13/11



Dolores Ramirez
Notary Public, State Of Nevada
Appointment Recorded in Douglas County
No: 08-6274-5 Expires 9-13-2011

Notary Public, State of Nevada
My Commission Expires: 9/13/2011