

DOC # 781719  
04/18/2011 12:36PM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
L. CODY HAYES, P.A.  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: 17.00  
BK-411 PG-3225 RPTT: 9.75



Contract No: 57-0408260  
Number of Points purchased: 210,000  
ANNUAL Ownership  
APN Parcel No. 1318-15-817-001 PTN  
Mail Tax Bill To:  
Fairfield Resorts, Inc.  
8427 South Park Circle, Suite 500  
Orlando, FL 32819

Prepared by (without examination of title)  
and return recorded deed to:  
Resort Property Marketing Int'l.  
P.O. Box 277  
Quitman, AR 72131

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

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Pilar J. Umnuss and Terence R. Albert, Husband and Wife, Joint Tenants With  
Right of Survivorship of 1220 Rosecrans St., #161, San Diego, CA 92106,  
Grantor(s) and Dana Clancy, a single person, of 2613 Howard Rd., Madera, CA  
93637, hereinafter referred to as the Grantee(s), the following described real  
property situated in the County of Douglas, State of Nevada:

A 210,000/138,156,000 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  
provision 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 provision 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.



**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 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 210,000 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.

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 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 to, and the revisions and reversions, remainder and remainders, rents, issues and profits thereof.





**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

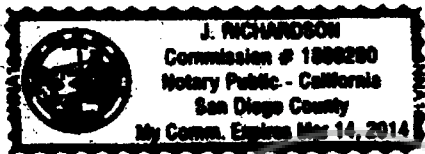
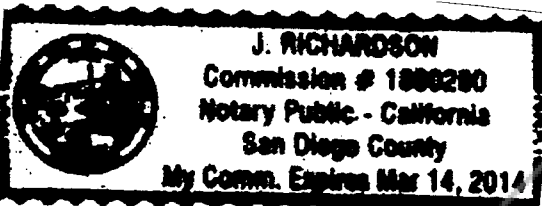
State of California

County of SAN DIEGO

On MARCH 28, 2011 before me, J. RICHARDSON, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared PILAR J VIVASS & TERENCE R ALBERT  
Name(s) of Signer(s)

Commission # 1880280



who 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) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: GRANT, BARGAIN, SALE DEED

Document Date: 3/28/11 Number of Pages: 3

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: PILAR J VIVASS

- Corporate Officer — Title(s): \_\_\_\_\_
- Individual
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



Signer's Name: TERENCE R ALBERT

- Corporate Officer — Title(s): \_\_\_\_\_
- Individual
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

