

DOC # 796043
01/19/2012 11:51AM Deputy: PK
OFFICIAL RECORD
Requested By:
L. Cody Hayes, P.A.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-112 PG-3296 RPTT: EX#007



APN PARCEL NO. 1318-15-817-001 PTN
Contract No. 000571103423
MAIL TAX BILLS TO:
Wyndham Vacation Ownership
8427 South Park Circle Suite 500
Orlando, FL 32819

Prepared by and after recording mail to:
Hayes Title, LLC.
P.O. Box 1148
Fort Smith, AR 72902
(479)242-8813

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Barbara J. Ross and Ronald B. Ross, Trustees of the Ross Trust, dated June 27, 1997, (hereinafter called "Grantors"), for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Ronald B. Ross and Barbara J. Ross, Trustees of the 2010 Amendment and Restatement of the Ross Trust u/a dated June 27, 1997 (hereinafter called "Grantee"), with an address of 1278 Hillhaven Lane, Lincoln, CA 95648, do hereby quitclaim, transfer and convey unto said Grantee and unto its heirs, successors and assigns forever, all of the right, title and interest owned, claimed or held by the Grantor in and to the following described real property located in Douglas County, Nevada and more particularly described as follows:

A 605,000/90,245,000 undivided fee simple interest as tenants in common in Units 9101, 9102, 9103, 9104, 9201, 9203 and 9204 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.



SUBJECT TO:

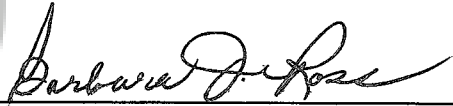
1. Any and all rights of way, reservations, restrictions, easements, mineral exceptions and reservations and conditions of record;
2. The covenants, conditions, restrictions and liens set forth in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore, and any 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 605,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore which Points may be used by the Grantee in Each Resort Year(s).

To have and to hold the same unto the said Grantee and unto its heirs, successors and assigns forever, with all appurtenances thereunto belonging.

In witness whereof, this Quitclaim Deed has been executed on this 14 day of January, 2012.

Grantors:



Barbara J. Ross



Ronald B. Ross



ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Sebastian) ss

Before me, the undersigned Notary Public, personally appeared Barbara J. Ross, personally known to me to be the person whose name appears upon the within document and stated that she has signed the foregoing for the purposes therein expressed.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Karen Stites
Notary Public

My Commission Expires:
2/18/14



ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Sebastian) ss

Before me, the undersigned Notary Public, personally appeared Ronald B. Ross, personally known to me to be the person whose name appears upon the within document and stated that he has signed the foregoing for the purposes therein expressed.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Karen Stites
Notary Public

My Commission Expires:
2/18/14

