

DOC # 810417
10/08/2012 10:33AM Deputy: PK
OFFICIAL RECORD
Requested By:
Ready Legal Support, Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-1012 PG-1809 RPTT: 1.95



Prepared by: Neil Paulsen
Return to
LTT
4513 Hwy 129 North
Cleveland, GA 30528

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

Mail Tax Statements to:
Wyndham Vacation Resorts, Inc.
8427 South Park Circle
Orlando, Florida 32819

Contract No.: 000571101369

[Without Title Examination]

GRANT, BARGAIN, SALE DEED
Fairfield Tahoe at South Shore

Made this 12th day of September, 2012, for valuable consideration, receipt of which is hereby acknowledged, **Kenley E. Fritts and Marsha Mihara, Joint Tenants with Right of Survivorship**, hereinafter called the Grantor, whose post office address is 759 Broadmoor Drive, San Jose, California 95129, does hereby grant, bargain, sell and convey unto **Valhalla Enterprises, LLC, a Florida Limited Liability Corporation**, hereinafter called the Grantee, whose post office address is 12920 West 15th Street, Davie, Florida 33325, the following described real property situated in the County of Douglas, State of Nevada:

Witnesseth: That said Grantor, for a good and valuable consideration to said Grantor in hand paid by said Grantee, receipt of which is hereby acknowledge, does hereby Grant, Bargain, Sell and Convey to the said Grantee and Grantee's heirs and assigns forever, the following described timeshare, situate, lying, and being in Douglas County, Nevada, to wit:

A 90,000/183,032,500 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").



Derivation: This is the exact same property as conveyed to Grantor by Deed recorded August 3, 2011, as Document Number 0787421, in Book 0811 Page 0424 in the Official Records of Douglas County, Nevada.

Less and except all minerals and mineral rights which minerals and mineral rights are hereby reserved unto the Grantor, its successors and assigns.

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 **90,000 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).

Subject to:

1. Any and all rights of way, reservations, 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.

By accepting this deed Grantee(s) accepts(s) title subject to the restrictions, liens and obligations, set forth above and agree(s) to perform the obligations set forth in the Declaration of Restrictions 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.



IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Kenley E. Fritts, Grantor, by Georges Tarabusi, as the true and lawful attorney in fact under the Power of Attorney

Marsha Mihara, Grantor, by Georges Tarabusi, as the true and lawful attorney in fact under the Power of Attorney

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument is acknowledged before me this 12 day of September, 2012, JAMAL L ROBINSON a Notary Public in and for the said County and State, by **Georges Tarabusi**, who is personally known to me OR who has produced: PASSPORT as identification.


Notary Public Signature

JAMAL L ROBINSON
Notary Printed Name

My Commission Expires: 11/9/14

