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Doc Number: **0815906**

01/09/2013 08:51 AM

OFFICIAL RECORDS

Requested By

GUNTER HAYES & ASSOCIATES LLC

Contract No.:000571204726

Number of Points Purchased: 300,000

Annual Ownership

APN Parcel No. : 1318-15-817-001 PTN

Mail Tax Bills to: Wyndham Vacation Resorts, Inc

180 Elks Point Road

Zephyr Cove, NV 89449

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 2

Fee: \$ 15.00

Bk: 0113 Pg: 1911 RPTT \$ 185.25



Deputy, ar

Recording requested by:

✓ Gunter-Hayes & Associates, agents for Fidelity National Title Insurance Co.

After recording, mail to: Attn. Stephen Campbell

Gunter-Hayes & Associates 3200 West Tyler, Suite D

Conway, AR 72034

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

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **WYNDHAM VACATION RESORTS, INC.**, a Delaware corporation, hereinafter referred to as "Grantor" does hereby grant, bargain, sell and convey unto **Debra Carter, Married Woman**, of PO BOX 12457, ZEPHYR COVE, NV 89448 hereinafter referred to as the Grantee(s), the following described real property situated in the County of Douglas, State of Nevada.

A **300,000/138,156,000** 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").

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 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 300,000 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, 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.

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 thereto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

DATED this 30th day of November, 2012.

WYNDHAM VACATION RESORTS, INC.
a Delaware corporation

By: _____
Eric Haley
Director, Title Services

Attest:
By: _____
Keith Chapman
Assistant Secretary



ACKNOWLEDGMENT

STATE OF Florida)
) ss.
COUNTY OF Orange)

This instrument was acknowledged before me this 30th day of November, 2012, by Eric Haley as Director, Title Services, and Keith Chapman, as Assistant Secretary, of Wyndham Vacation Resorts, Inc., a Delaware corporation.

NOTARY SEAL



LUZ MERY OJALERA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE113729
Expires 7/18/2015

Luz Mery Ojalera
Notary Public
My Commission Expires: 07/18/2015