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04/05/2013 10:18 AM

OFFICIAL RECORDS

Requested By:
MARK W. BIDWELL

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 3 Fee: \$ 16.00

Bk: 0413 Pg: 1306 RPTT \$ 19.50



Deputy sd

APN #1318-15-820-001 PTN

**Recording requested by and when
recorded return to:**

Mark W. Bidwell
18831 Von Karman Avenue, Suite 270
Irvine, California 92612

Mail Tax Statements to:

Yolanda M. Moran
676 Bartlett Avenue
Hayward, CA 94541

CONSIDERATION FOR THIS TRANSFER: \$5,000

QUIT CLAIM DEED

The Grantors, **Hector R. Martinez and Martha G. Martinez**, hereby quit claim to **Yolanda M. Moran** any and all of their interest in the following described real property, located in the County of Douglas, State of Nevada, particularly described as follows:

Please refer to Exhibit "A" - Legal Description

Dated: 3/14/13


Hector R. Martinez

Dated: 3/14/13


Martha G. Martinez

CERTIFICATE OF ACKNOWLEDGMENT

STATE OF TEXAS)

COUNTY OF Travis)

On 3/14/13, before me, Jessica A Price, Notary Public, personally appeared **Hector R. Martinez and Martha G. Martinez**, proved to me on the basis of satisfactory evidence to be the person whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or entity upon behalf of which the persons acted, executed the instrument.

Witness my hand and official seal.



Jessica A Price
Notary Public

Exhibit A

A 77,000 /128,983,500 undivided fee simple interest as tenants in common in Units 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303, and 10304 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.

SUBJECTTO:

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 BIENNIAL Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 154,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore which Points may be used by the Grantee in Even Resort Year(s).