

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

Doc Number: **0824749**

06/04/2013 09:10 AM

OFFICIAL RECORDS

Requested By  
**GOODBYE TIMESHARE**

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

APN# 1318-15-810-001

Page: 1 of 4 Fee: \$ 17.00  
Bk: 0613 Pg: 502 RPTT \$ 1.95



Deputy. pk

(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/owner.aspx>)

**TITLE OF DOCUMENT**  
(DO NOT Abbreviate)

GRANT, BARGAIN, SALE DEED  
FAIRFIELD TAHOE AT SOUTH SHORE

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

**RECORDING REQUESTED BY:**

SANDRA MORALES

RETURN TO: Name SANDRA MORALES

Address 104 BYPASS ROAD, SUITE 100

City/State/Zip WILLIAMSBURG, VA 23185

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

Name GREGORY L. & JODY F. SANFORD

Address 18000 N 98TH STREET

City/State/Zip WAVERLY, NE 68462

This page provides additional information required by NRS 111.312 Sections 1-2.  
An additional recording fee of \$1.00 will apply.  
To print this document properly—do not use page scaling.

This Instrument Prepared by  
And Return to:  
Sandra Morales  
104 Bypass Road, Suite 100  
Williamsburg, VA 23185

APN: 1318-15-810-001

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

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **D.U.M.P. BROS, LLC**, a Virginia limited liability corporation, (the "Grantor"), do hereby grant to **GREGORY L. SANFORD and JODY F. SANFORD**, Husband and Wife, as Joint Tenants with Right of Survivorship, (the "Grantees"), of 18000 N. 98<sup>th</sup> Street, Waverly, NE 68462, the following described real property situated in the County of Douglas, State of Nevada:

A **250,000/128,986,500** 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, 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 the 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 Wyndham Vacation Resorts, Inc. it's 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 **250,000** 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:**

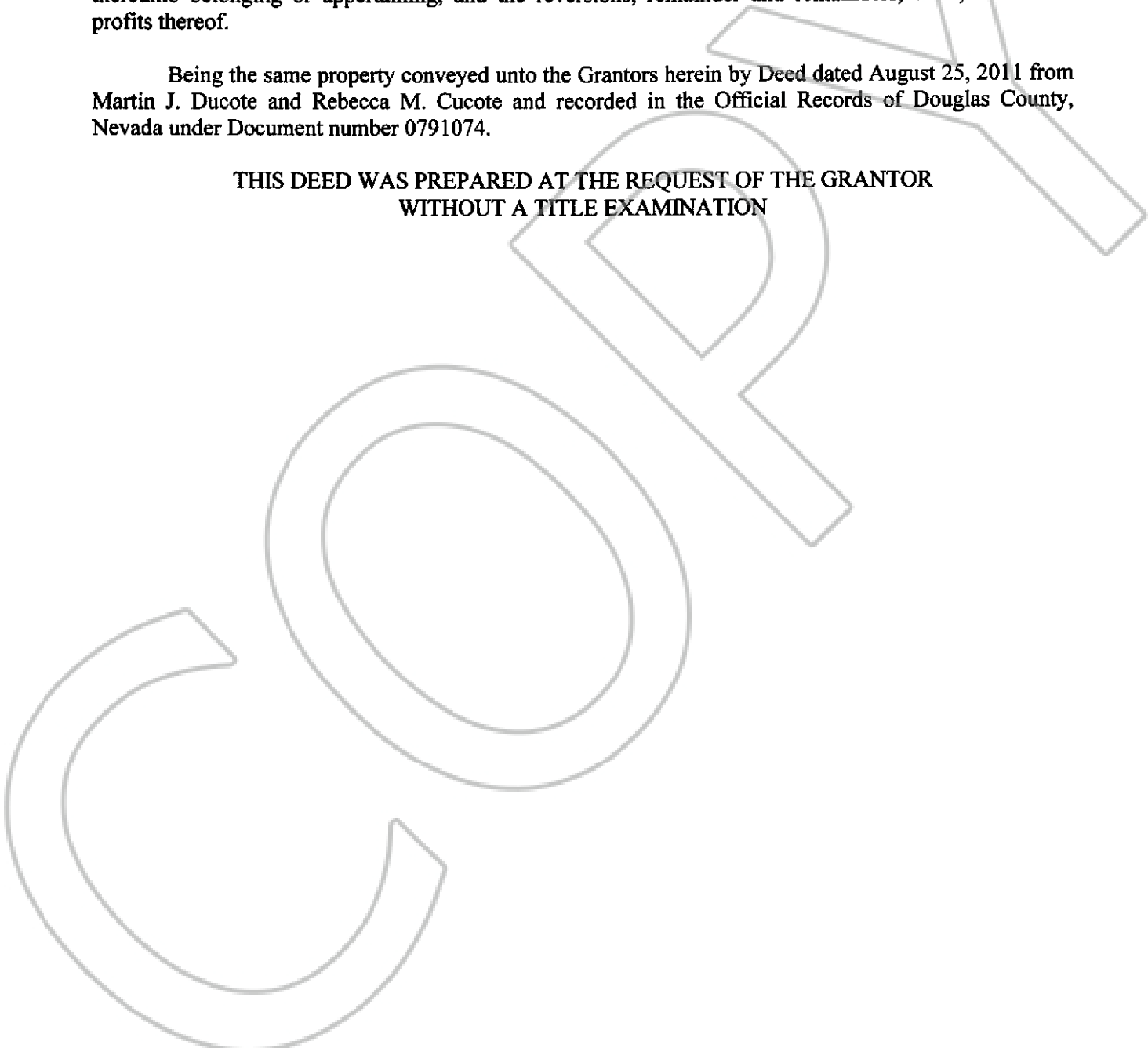
1. Any and all rights of way, reservations, restrictions, easements, mineral exceptions and reservations and conditions of records;
2. The covenants, conditions, restrictions, and liens set forth in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore, and 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 does 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 accepts this deed the Grantee accepts title subject the restrictions, liens, and obligations set forth above and agrees 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, and the reversions, remainder and remainders, rents, issues and profits thereof.

Being the same property conveyed unto the Grantors herein by Deed dated August 25, 2011 from Martin J. Ducote and Rebecca M. Cucote and recorded in the Official Records of Douglas County, Nevada under Document number 0791074.

**THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR  
WITHOUT A TITLE EXAMINATION**



WITNESS the Grantor's hand and seal this 28 day of May, 2013.

Signed, Sealed and Delivered in  
The Presence of:

Witness: Nikki Miller

D.U.M.P. Bros, LLC

Print Name: Nikki Miller

By: [Signature]  
Brendan J. Hawkins, President

Witness: W.R. Zehrbach

Print Name: W. R. ZEHRBACH

**ACKNOWLEDGEMENT**

STATE OF virginia )  
CITY/COUNTY OF James City ) ss.

I, a Notary Public in and for the City and State aforesaid, do certify that **Brendan J. Hawkins, as President of D.U.M.P. Bros, LLC**, personally known to me (or 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 that he/she/they executed the same before me on this date and acknowledged the same before me in my City and State aforesaid.

Given under my hand this 28 day of May, 2013.



[Signature]  
Notary Public

My commission Expires: 9/30/14

Tabitha West  
Notary Print Name