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1318-15-822-001 PTN

Assessor's Parcel Number: 1318-15-823-001 PTN

Doc Number: **0825172**

06/11/2013 10:36 AM

OFFICIAL RECORDS

Requested By:
BONNEY & ASSOCIATES

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 5 Fee: \$ 18.00
Bk: 0613 Pg: 2616 RPTT \$ 1.95



Deputy: pk

Recording Requested By:

✓ Name: Bonney & Assoc. PA

Address: PO Box 737

City/State/Zip Panama City, FL
32402

Real Property Transfer Tax:

\$ _____

Warranty Deed
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

5 - 1

THIS INSTRUMENT PREPARED BY:

Garth D. Bonney, Esq
BONNEY & ASSOCIATES, P.A.
P.O. Box 737
Panama City, Florida 32402
Tel: (850) 215-6840

APN Parcel #1318-15-822-001 PTN
#1318-15-823-001 PTN

Mail Tax Bills To:
Fairfield Resorts, Inc.
8427 South Park Circle, Suite 500
Orlando, FL 32819

WARRANTY DEED

THIS INDENTURE, made on this 22nd day of April, 2013, by and between **WILLIS C. MORRISON and GLORIA J. MORRISON, AS TRUSTEES OF THE WILLIS C. MORRISON and GLORIA J. MORRISON REVOCABLE LIVING TRUST, dated February 26, 2003**, whose address is 815 Plantation Drive, Panama City, Florida 32404, hereinafter collectively referred to as the "Grantor", and **WILLIS MORRISON, III, a single man**, whose address is 13510 White Tail Drive, Tyler, Texas 75707, hereinafter referred to as the "Grantee"

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration to said Grantee in hand paid by the said Grantor, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold unto the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situated, lying and being in Douglas County, Nevada to wit:

A 174,000/183,032,500 undivided fee simple interest as tenants in common in Unit 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"). 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 an Annual Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 174,000 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).

Together with all tenements, hereditaments, and appurtenances thereto belonging or in otherwise appertaining, to have and to hold same in fee simple forever. The Grantor covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right, and lawful authority to sell and convey the property; that Grantor fully warrants the title to the property and will defend the same against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search, and preparer disclaims any representations as to the legal description or any representations of title therefore.

Grantor affirms that the subject property herein conveyed is not homesteaded property.

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:

Belinda J. McAvey
Witness

Belinda J. McAvey
Printed Name

Shelia L. Loth
Witness

Shelia L. Loth
Printed Name

Willis C. Morrison
WILLIS C. MORRISON, TRUSTEE
Grantor

Belinda J. McAvoy
Witness

Belinda J. McAvoy
Printed Name

Shelia L. Loth
Witness

Shelia L. Loth
Printed Name

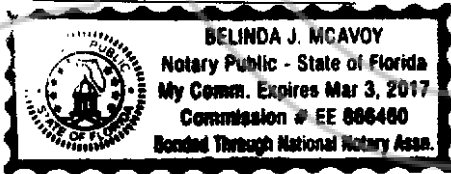
Gloria J. Morrison
GLORIA J. MORRISON, TRUSTEE
Grantor

**STATE OF FLORIDA
COUNTY OF BAY**

I **HEREBY CERTIFY**, that on this 2nd day of April, 2013, before me personally appeared Willis C. Morrison, as Trustee of the Willis C. Morrison and Gloria J. Morrison Revocable Living Trust, who is personally known to me or has produced the identification indicated below, who is the person described herein and who executed the foregoing instrument, and who after being duly sworn says that the execution hereof is his free act and deed of the uses and purposes herein mentioned.

THIS INSTRUMENT ACKNOWLEDGED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

- To me personally known
- Identified by Driver's License
- Other: _____



Belinda J. McAvoy
Notary Public
Belinda J. McAvoy
Print Name

**STATE OF FLORIDA
COUNTY OF BAY**

I **HEREBY CERTIFY**, that on this 2nd day of April, 2013, before me personally appeared Gloria J. Morrison, as Trustee of the Willis C. Morrison and Gloria J. Morrison Revocable Living Trust, who is personally known to me or has produced the identification indicated below, who is the person described herein and who executed the foregoing instrument, and who after being duly sworn says that the execution hereof is his free act and deed of the uses and purposes herein mentioned.

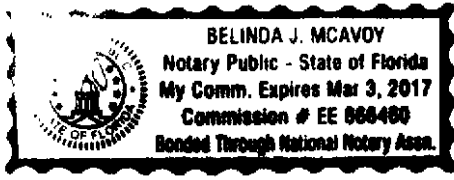
THIS INSTRUMENT ACKNOWLEDGED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

- To me personally known
- Identified by Driver's License
- Other: _____

Belinda J. McAvoy

 Notary Public
Belinda J. McAvoy

 Print Name



DRAFT