Contract No.: 000571002682

Number of Points Purchased 432,000

Annual Ownership

APN: 1318-15-820-001 PTN

Mail Tax Bills to: Wyndham Vacation Resorts, Inc. 8427 SouthPark Circle Orlando, FL 32819

Recording requested by and mail documents to: Robert W Montgomery Revocable Living Trust Robert Montgomery, Trustee 9808 Conservation Drive New Port Richey, FL 34655

Doc Number: 0829965

09/03/2013 01:14 PM OFFICIAL RECORDS

Requested By ROBERT MONTGOMERY

DOUGLAS COUNTY RECORDERS Karen Ellison - Recorder

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Fee: \$ 15.00

## **GRANT DEED**

FOR VALUABLE CONSIDERATION, the Grantor whose name is Robert Montgomery grants to the Grantee whose name is Robert W Montgomery Revocable Living Trust, hereinafter referred to as the Grantee, the following described real property situated in the County of Douglas, State of Nevada:

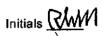
A 432,000/128,986,500 undivided fee simple interest as tenants in common in Units 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 and 10304 in South Shore Condominium ("Property"), located at 180 Elks Point Road in Zephyr Cove, Nevada 89449, according to the Final Map #01-026 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 Wyndham Vacation Resorts, Inc., a Delaware Corporation, its successors and assigns.

The property is an Annual Ownership Interest as described in the Deckaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 432,000 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:

**Grant Deed** 

Page 1 of 2



Initials MM

- 1. Any and all rights of way, reservations, restrictions, easements, mineral exceptions and reservations, and conditions of record;
- 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;

**Grant Deed** 

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 title subject to 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 reversion and reversions, remainder and remainders, rents, issues and profits thereof.

	In Witness Whereof, my hand has been set on , 20/5.
	Signature on line above  Signature on line above
	Signature on the above
	Sobelt VI. Montgomera
	Print name on line above Print name on line above
_	
	STATE OF Florida )
1	COUNTY OF $\mathcal{P}_{\alpha > c} \circ \mathcal{P}_{\alpha}$
İ	
A	On this 17 <sup>49</sup> day of July, 20 <u>13</u> , personally appeared
	before me, a Notary Public Robert W Montgomery
1	personally known to me O proved to me on the basis of satisfactory evidence to be the
	person(s) whose name(e) is subscribed to the above instrument who acknowledged thathe
	executed this instrument. Witness my hand and official seal.
١,	
	LAURE W MATHEWS Notary Public - State of Florida My Cortam Expires Jun 5, 2017 Commission 6, 2017
Ч	Notary Public
	My commission expires: 6-5-17

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