

Doc Number: **0830742**

09/17/2013 01:41 PM

OFFICIAL RECORDS

Requested By:

GUNTER-HAYES & ASSOCIATES LLC

Contract No.:000571301811

Number of Points Purchased: 502,000

Annual Ownership

APN Parcel No. : 1318-15-822-001 PTN 1318-15-823-001 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: 0913 Pg: 3579 RPTT \$ 351.00



Deputy gb

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 **James Thomas and Patricia M Thomas, Joint Tenants With the Right of Survivorship**, 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 502,000/183,032,500 undivided fee simple interest as tenants in common in **Units 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.

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 502,000 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 thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof

DATED this 8th day of August, 2013.

WYNDHAM VACATION RESORTS, INC.
a Delaware corporation

By:


Danielle Barca
Director, Title Services

Attest:

By:


Keith Chapman
Assistant Secretary



ACKNOWLEDGMENT

STATE OF Florida)
) ss.
COUNTY OF Orange)

This instrument was acknowledged before me this 8th day of August, 2013, by Danielle Barca as Director, Title Services, and Keith Chapman, as Assistant Secretary, of Wyndham Vacation Resorts, Inc., a Delaware corporation.

NOTARY SEAL


Denise H. Belton
Notary Public
My Commission Expires: 09/18/2014



Denise H. Belton
State of Florida
MY COMMISSION # EE 023634
Expires: September 18, 2014