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Doc Number: **0838417**

02/18/2014 09:09 AM

OFFICIAL RECORDS

Requested By:

**GUNTER-HAYES & ASSOCIATES LLC**

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 2 Fee: \$ 15.00

Bk: 0214 Pg: 2901 RPTT \$ 68.25



Deputy. gb

Contract No.:000571303338  
Number of Points Purchased: 105,000  
Annual Ownership  
APN Parcel No. : 1318-15-820-001 PTN  
Mail Tax Bills to: Wyndham Vacation Resorts, Inc.  
180 Elks Point Road  
Zephyr Cove, NV 89449

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 **Jay L Stuart and Suzanne Stuart, 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 105,000/128,986,500 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 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 105,000 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 therunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

DATED this 8th day of January, 2014.

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 January, 2014, 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  
State of Florida  
MY COMMISSION # EE 023634  
Expires: September 18, 2014

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