

Doc Number: **0839540**

03/17/2014 11:32 AM

OFFICIAL RECORDS

Requested By
TIMESHARE TRANSFER INC

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 2 Fee: \$ 15.00
Bk: 0314 Pg: 2326 RPTT \$ 3.90



Deputy: sg

Prepared by:
Record and Return to:
TIMESHARE TRANSFER, INC.
(Without examination of title)
1825 Wilbur Avenue
Vero Beach, FL 32960
1-877-414-9083

Mail Tax Bills to:
Fairfield Resorts, Inc.
Attn: Title Services
6277 SEA HARBOR DR.
ORLANDO, FL 32821

Contract No. 57-0501833
Number of Points purchased: 84,000
BIENNIAL Ownership
APN: 1318-15-817-001 PTN

DEED OF GIFT
Fairfield Tahoe at South Shore

THIS DEED, Made the 11 day of MARCH, 2014, by

LILIAN TAYLOR, Surviving Spouse of GEORGE TAYLOR, Deceased,

of 1868 Shore Drive, S, Apt. 401, South Pasadena, Florida 33707, hereinafter called the Grantor, to

GENE TAYLOR and JOANN TAYLOR, Husband and Wife,
as Joint Tenants with Rights of Survivorship,

of 38 Coburn Street, Fairfield, Connecticut 06824, hereinafter called the Grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, That the Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the Grantee, Grantee's heirs, devisees, successors and assigns, the following described real property situated in the County of Clark, State of Nevada:

A **84,000/138,156,000** undivided fee simple interest as tenants in common in Units 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7202 and 7303 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, it 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, easements, reservations 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 not yet due and payable for the current year and all subsequent years;
- 4. All matters set forth on the plat of record depicting the South Shore Condominium, and any supplements and amendments thereto.

The Property is a BIENNIAL Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 168,000 Points as defined in the Declaration of Restrictions for Grand Desert Resort which Points may be used by the Grantee in every ODD Resort Year.

Intending to describe and convey the same property conveyed to Grantor herein from Fairfield Resorts, Inc., a Delaware corporation by instrument recorded July 6, 2005 at No. 0648751, Official Records of Douglas County, Nevada.

By accepting this deed the Grantee does hereby agree to assume the obligation for the payment of real estate taxes not yet due and payable 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 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.

The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Lilian C Taylor
LILIAN TAYLOR, Grantor
 1868 Shore Dr., S. Unit 401
 South Pasadena, FL 33707

STATE OF Florida)
) SS
 COUNTY OF Pinellas)

On 3/11/2014 before me, Eric Shepherd, a Notary Public, personally appeared **LILIAN TAYLOR** 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 acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal

Eric Shepherd

