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05/06/2014 09:10AM Deputy: PK  
OFFICIAL RECORD  
Requested By:  
Timeshare Closing Services  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-514 PG-1050 RPTT: EX#005



APN: 1318-15-820-001 PTN

(Space Above This Line For Recording Data)

Prepared By:

Gregory Allen Grooms  
File Number: 31042414001  
[www.timeshareclosingservices.com](http://www.timeshareclosingservices.com)

This Deed has been prepared without title examination.

**Mail Tax Statements To:** Cheryl Lynn Grooms, 1540 182nd Ave., Drakesville, Iowa 52552

Return to:

Timeshare Closing Services, Inc.  
8545 Commodity Circle  
Orlando, FL 32819

## Quit Claim Deed

**This Quit Claim Deed** made this 30 day of APRIL, 2014, between Gregory Allen Grooms and Cheryl Lynn Grooms, as Joint Tenants with Right of Survivorship, whose post office address is 1540 182nd Ave, Drakesville, Iowa 52552, grantor, and Gregory Allen Grooms and Cheryl Lynn Grooms, as Joint Tenants with Right of Survivorship, whose post office address is, 1540 182nd Ave., Drakesville, Iowa 52552, grantee:

*(Whenever 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, trusts and trustees)*

**Witnesseth**, that said grantor, for and in consideration of the sum ZERO AND NO/100 DOLLARS (\$0.00) to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Douglas County, Nevada to-wit:

A 600,000/128,986,500 undivided fee simple interest as tenants in common in Units 10101, 10102, 10103, 10104, 10201, 10201, 10202, 10203, 10204, 10301, 10302, 10303, 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 Developer, 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 600,000 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).**

*This being the same property conveyed to the grantor herein by deed dated on April 21, 2006 recorded on July 05, 2006 in the Office of the Register of Deeds for Douglas County, Nevada as doc number 0678742 Book 0706 Page 671-672..*

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Faith Reyes  
Witness- # 1 Sign & Print Name:  
Faith Reyes

Gregory Allen Grooms  
Gregory Allen Grooms -Seller

Nashelle L. Duffer  
Witness - # 2 Sign & Print Name:  
Nashelle L. Duffer

Cheryl Lynn Grooms  
Cheryl Lynn Grooms -Seller

State of Iowa

County of Wassell

The foregoing instrument was acknowledged before me this 30 day of April, 2014 by Gregory Allen Grooms and Cheryl Lynn Grooms, as Joint Tenants with Right of Survivorship, who ( ) are personally known or ( ) have produced a driver's license as identification.

Faith Reyes  
Notary Public

Notary Seal

Printed Name: Faith Reyes

