

Doc Number : **0843052**

05/22/2014 12:34 PM

OFFICIAL RECORDS

Requested By
GUNTER-HAYES & ASSOCIATES LLC

Contract No.:002191400852
Number of Points Purchased: 259,000
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: 0514 Pg: 4312 RPTT \$ 138.45



Deputy pk

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 **Craig S Sherratt and Carolyn L Sherratt, 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 259,000/183,032,500 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 259,000 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:

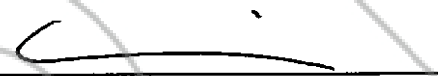
1. Any and all rights of way, reservations, restrictions, easements, mineral exceptions and reservations, and conditions of record;
2. The covenants, conditions, restrictions and liens set forth in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore, and any 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 16th day of April, 2014.

WYNDHAM VACATION RESORTS, INC.
 a Delaware corporation

By: 
 Ramona Harrington
 Senior Director, Title Services

Attest:
 By: 
 Keith Chapman
 Assistant Secretary




ACKNOWLEDGMENT

STATE OF Florida)
) ss.
 COUNTY OF Orange)

This instrument was acknowledged before me this 16th day of April, 2014, by Ramona Harrington as Senior 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