

DOC # 843960
06/05/2014 08:38AM Deputy: SG
OFFICIAL RECORD
Requested By:
U.S. Deeds
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-614 PG-915 RPTT: EX#007

ASSESSOR'S PARCEL NO. 1318-15-817-001 PTN

WHEN RECORDED MAIL TO:

CHARLENE REEDER
LAW OFFICE OF RICHARD A. BOOKSPAN
P.C.
1110 EAST MISSOURI
SUITE 850
PHOENIX, AZ 85014

MAIL TAX NOTICES TO:

RICHARD H. SHELDON, TRUSTEE
CAROL T. SHELDON, TRUSTEE
17193 NORTH 54TH AVENUE
GLENDALE, AZ 85308



SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RICHARD SHELDON, also known as RICHARD H. SHELDON, and CAROL T. SHELDON, husband and wife, as joint tenants (herein, "Grantor"), whose address is 17193 North 54th Avenue, Glendale, AZ 85308, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to RICHARD H. SHELDON AND CAROL T. SHELDON, Trustees, or any successors in trust, under THE RHS/CTS TRUST dated March 27, 2014 and any amendments thereto (herein, "Grantee"), whose address is 17193 North 54th Avenue, Glendale, AZ 85308, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances made by Grantor except those appearing of record; that Grantor has good right to grant and convey the same to Grantee as aforesaid; and that Grantor will warrant and forever defend said premises against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

Dated this 14 day of May, 2014.



GRANTOR:

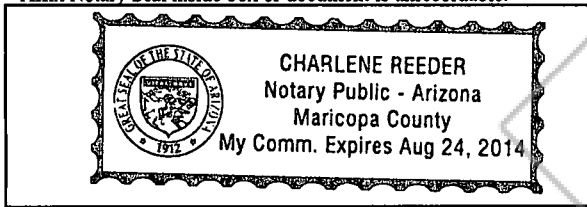
[Handwritten Signature]

RICHARD SHELDON, also known as
RICHARD H. SHELDON

STATE OF ARIZONA
COUNTY OF MARICOPA

This instrument was acknowledged before me on May 14, 2014, by RICHARD SHELDON, also known as RICHARD H. SHELDON.

Affix Notary Seal inside box or document is unrecordable.



[Handwritten Signature]
NOTARY PUBLIC

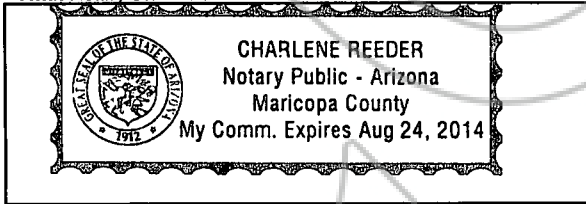
GRANTOR:

[Handwritten Signature]
CAROL T. SHELDON

STATE OF ARIZONA
COUNTY OF MARICOPA

This instrument was acknowledged before me on May 14, 2014, by CAROL T. SHELDON.

Affix Notary Seal inside box or document is unrecordable.



[Handwritten Signature]
NOTARY PUBLIC

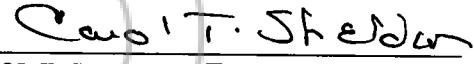
Affirmation Statement

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

The RHS/CTS Trust dated March 27, 2014



RICHARD H. SHELDON, Trustee



CAROL T. SHELDON, Trustee
Grantee





EXHIBIT A

A 77,000 /138,156,000 undivided fee simple interest as tenants in common in Units 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302, 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, its 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 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.

The Property is a/an BIENNIAL Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 154,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore which Points may be used by the Grantee in Even Resort Year(s).

Per NRS 111.312, this legal description was previously recorded as Document No. 0662166, on December 5, 2005, in the office of the Recorder of Douglas County, Nevada.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.