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Doc Number: **0845659**

07/02/2014 02:56 PM

OFFICIAL RECORDS

Requested By:

GUNTER-HAYES & ASSOCIATES LLC

Contract No.: 000571301803  
Number of Points Purchased: 49,000  
Biennial Ownership  
APN Parcel No.: 1318-15-822-001 PTN 1318-15-823-001 PTN

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00  
Bk: 0714 Pg: 738 RPTT \$ 37.05



Deputy: ar

Mail Tax Bills To: Wyndham Vacation Resorts, Inc.  
6277 Sea Harbor Drive, Orlando, FL 32821  
Recording requested by: Lawyers Title of Nevada, Inc.  
After recording, mail to:  
Wyndham Vacation Resorts, Inc., Title Services  
6277 Sea Harbor Drive, Orlando, FL 32821

**GRANT, BARGAIN, SALE DEED**

**Fairfield Tahoe at South Shore**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **SYLVIA BIRDSELL and JOHN RICHARD BIRDSELL JR**, whose address is PO BOX 12457, ZEPHYR COVE, NV 89448, hereinafter referred to as the "Grantor(s)" do hereby grant, bargain, sell and convey unto **Wyndham Vacation Resorts, Inc.**, a Delaware corporation, whose principal offices are at 6277 Sea Harbor Drive, Orlando, FL 32821, hereinafter referred to as the "Grantee", the following described real property situated in Douglas County, Nevada, to wit:

A/49,000/183,032,500 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").

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 98,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee in Odd Resort Year(s).

Being part of or the same property conveyed to the Grantor(s) by Deed from Grantee recorded in the official land records for the aforementioned property on 9-17-2013, as Instrument No. 830740 and being further identified in Grantee's records as the property purchased under Contract Number 000571301803

To have and to hold all and singular, the premises described in this Deed, together with appurtenances, to the Grantee and to the Grantee's proper use and benefit forever. Authority is hereby given from each Grantor to Grantee or a designee of Grantee to execute any and all instruments necessary to effect the recordation of this Deed, including, by way of illustration, declaration of property value, affidavit of consideration, seller's tax declaration and correction of clerical errors.

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 Declaration of Restrictions for Fairfield Tahoe at South Shore, and any supplements and

Contract: 000571301803 DB

amendments thereto; 3. All matters set forth on the above-referenced plat of record, and any supplements and amendments thereto.

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.

DATED this 10th day of December, 2013.

*Sylvia R. Birdsell*  
**Grantor: SYLVIA BIRDESELL**

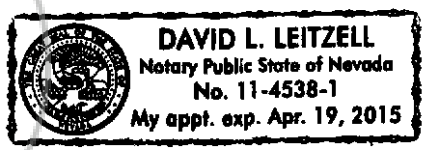
ACKNOWLEDGEMENT

STATE OF Nevada )  
 ) ss.  
 COUNTY OF Clark )

On this the \_\_\_\_\_ day of DEC 10 2013 before me, the undersigned, a Notary Public, within and for the County of Clark, State of Nevada, commissioned qualified, and acting to me appeared in person SYLVIA BIRDESELL, to me personally well known as the person(s) whose name(s) appear upon the within and foregoing deed of conveyance as the grantor and stated that they had executed the same for the consideration and purposes therein mentioned and set forth, and I do hereby so certify.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal as such Notary Public at the County and State aforesaid on this \_\_\_\_\_ day of DEC 10 2013, 20\_\_\_\_\_.

Signature: \_\_\_\_\_  
 Print Name: D Litzell  
 Notary Public  
 My Commission Expires: 4-19-15



Contract: 000571301803 DB

Grantor: JOHN RICHARD BIRDSELL JR

**ACKNOWLEDGEMENT**

STATE OF Nevada )  
   ) ss.  
 COUNTY OF Clark )

On this the \_\_\_\_\_ day of DEC 10 2013 before me, the undersigned, a Notary Public, within and for the County of Clark, State of Nevada commissioned qualified, and acting to me appeared in person JOHN RICHARD BIRDSELL JR, to me personally well known as the person(s) whose name(s) appear upon the within and foregoing deed of conveyance as the grantor and stated that they had executed the same for the consideration and purposes therein mentioned and set forth, and I do hereby so certify.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal as such Notary Public at the County and State aforesaid on this \_\_\_\_\_ day of DEC 10 2013 20\_\_\_\_\_.

Signature:   
 Print Name: David L. Leitzell  
 Notary Public  
 My Commission Expires: 4-19-15

