

DOC # 847458
08/05/2014 12:55PM Deputy: AR
OFFICIAL RECORD
Requested By:
The Timeshare Group, LLC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-814 PG-770 RPTT: 1.95



Prepared By and | The Timeshare Group, LLC
Return to: | 12200 W Colonial Dr. Suite 200B
| Winter Garden, Florida 34787

Contract # 000570607655
APN: 1318-15-822-001 PTN
Mail Tax Bills To:
Wyndham Vacation Resorts, Inc.
8427 South Park Circle
Orlando, FL 32819

GRANT, BARGAIN, SALE DEED

Fairfield Tahoe at South Shore

This deed made and entered into on 29th day of July 2014 by and between:

Grantor: **KIMBERLY MARSHALL, A Single Person**
Of: PO Box 84, Branson, Missouri 65615-0084

Hereby **CONVEY AND WARRANT**

Grantee: **THE TIMESHARE GROUP, LLC., A DELAWARE LIMITED LIABILITY COMPANY**
Of: 5711 Oxford Moor Blvd, Windermere, Florida 34786

WITNESSETH: That said Grantor, for good and valuable consideration of the sum of FIVE HUNDRED DOLLARS (\$500.00), paid by the said Grantee, the receipt of whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described property, situate, lying, and being in the County of Douglas, State of Nevada, to wit:

A 505,000/183,032,500 undivided fee simple interest as tenants in common in Units 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 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 at 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 on 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 an **ANNUAL** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **505,000** 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).

By accepting this deed the Grantee(s) do(es) hereby agree to assume the obligation for the payment of a pro-rata of 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 there unto belonging or appertaining and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD the Property, together with all and singular, the rights and appurtenances thereto and in anywise belonging unto said Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns to Warrant and Forever Defend all and singular the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.



IN WITNESS WHEREOF, the said Grantor has hereunto set their hand or hands the day and year first above written.

GRANTOR:
Kimberly Marshall
KIMBERLY MARSHALL

Angela Lewis
Witness #1 Signature

Bryce Taylor
Witness #2 Signature

Angela Lewis
Witness #1 Printed Name

Bryce Taylor
Witness #2 Printed Name

COUNTY OF Taney STATE OF Missouri

I hereby Certify that on this day before me, an officer duly authorized to administer and take acknowledgements, personally appeared **KIMBERLY MARSHALL**, and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Official Stamp or Seal this 29 day of July, 2014.

[Signature]
Notary Signature

Dawn M. Griffin
Notary Printed Name
My Commission Expires: 6-17-16

DAWN M. GRIFFIN
Notary Public - Notary Seal
State of Missouri, Taney County
Commission # 12508144
My Commission Expires Jun 17, 2016

Place Notary Seal Within Box