

DOUGLAS COUNTY, NV

2014-851132

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

10/15/2014 08:37 AM

U.S. DEEDS

KAREN ELLISON, RECORDER

**ASSESSOR'S PARCEL NO. 1318-15-822-001 PTN &  
1318-15-823-001 PTN**

**WHEN RECORDED MAIL TO:**

KEVIN CLEERE  
CLEERE LAW OFFICES, P.C.  
10445 N. ORACLE ROAD, SUITE 141  
ORO VALLEY, AZ 85737

**MAIL TAX NOTICES TO:**

STEVEN RIGG, TRUSTEE  
SHEILA RIGG, TRUSTEE  
1326 W. KLEINDALE DRIVE  
TUCSON, AZ 85705

**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, STEVEN RIGG and SHEILA RIGG, husband and wife, as joint tenants (herein, "Grantor"), whose address is 1326 W. Kleindale Drive, Tucson, AZ 85705, hereby QUITCLAIMS to STEVEN RIGG AND SHEILA RIGG, Trustees, or any successors in trust, under the RIGG TRUST dated June 27, 2013 and any amendments thereto (herein, "Grantee"), whose address is 1326 W. Kleindale Drive, Tucson, AZ 85705, 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.

Property street address: 180 Elks Point Road, Zephyr Cove, NV 89449

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.

Dated this 24 day of September, 2014.

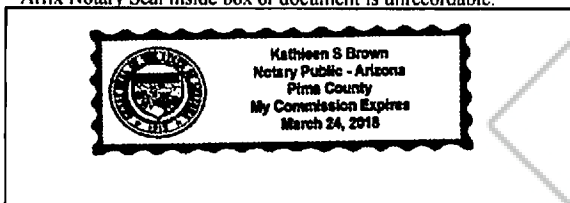
GRANTOR:

[Signature]  
STEVEN RIGG

STATE OF Arizona  
COUNTY OF Pima

This instrument was acknowledged before me on 9/24/2014, by STEVEN RIGG.

Affix Notary Seal inside box or document is unrecordable.



Kathleen S. Brown  
NOTARY PUBLIC

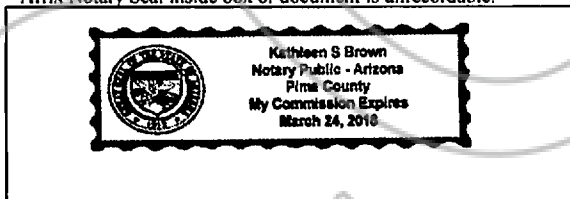
GRANTOR:

[Signature]  
SHEILA RIGG

STATE OF Arizona  
COUNTY OF Pima

This instrument was acknowledged before me on 9/24/2014, by SHEILA RIGG.

Affix Notary Seal inside box or document is unrecordable.



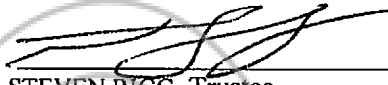
Kathleen S. Brown  
NOTARY PUBLIC

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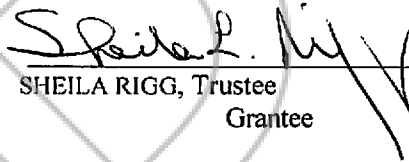
**Affirmation Statement**

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

Rigg Trust dated June 27, 2013



STEVEN RIGG, Trustee



SHEILA RIGG, Trustee  
Grantee

COPY

**EXHIBIT A**

A 474,000/183,032,500 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 89448, according to the Final Map #01-026 and Condominium Plat of South Shore filed in recorded 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 Wyndham Vacation Resorts, Inc., 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 474,000 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).

Per NRS 111.312, this legal description was previously recorded as Document No. 0789467, on September 14, 2011, 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.*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) 1318-15-822-001  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:  
a)  Vacant Land      b)  Single Fam. Res.  
c)  Condo/Twnhse    d)  2-4 Plex  
e)  Apt. Bldg          f)  Comm'l/Ind'l  
g)  Agricultural       h)  Mobile Home  
 Other TIMESHARE

FOR RECORDER'S OPTIONAL USE ONLY  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 0.00  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
Transfer Tax Value: \$ 0.00  
Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**  
a. Transfer Tax Exemption per NRS 375.090, Section 7  
b. Explain Reason for Exemption: Transfer to trust for no consideration

5. Partial Interest: Percentage being transferred: 100.00 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity GRANTOR

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
Print Name: Steven Rigg  
Address: 1326 W. Kleindale Drive  
City: Tucson  
State: AZ Zip: 85705

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
Print Name: Rigg Trust  
Address: 1326 W. Kleindale Drive  
City: Tucson  
State: AZ Zip: 85705

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: **U.S. Deeds** Escrow #: **N/A**  
Address: **213 Brentshire Dr.**  
City: **Brandon** State: **FL** Zip: **33511**