

DOUGLAS COUNTY, NV

2014-852276

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

11/06/2014 03:12 PM

IN LESS TIME CLOSINGS

KAREN ELLISON, RECORDER

**Recording requested by and
when Recorded returnTo:**

In Less Time Closings, LLC.

Attn: Jillian Jackson

4531 Belmont Ave., Ste. A

Youngstown, OH 44505

Prepared By:

Alexander F. Hayden & Betty L. Sampson

Mail Tax Statements to Grantee:

Steven J. Riley and Matthew J. Kruger

1537 Jag Hollow, League City, TX 77573

APN: 1318-15-818-001PTN

Contract No. 000580620680

84,000 Points

Biennial Ownership

Transfer Tax: \$1.95

**GRANT, BARGAIN, SALE DEED
FAIRFIELD TAHOE AT SOUTH SHORE**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Alexander F. Hayden and Betty L. Sampson, Joint Tenants With Right of Survivorship**, whose address is **7252 Cascade Drive, West Chester, OH 45069**, hereinafter referred to as the **Grantors**, do hereby grant, bargain and convey unto **Steven J. Riley and Matthew W. Kruger, as Joint Tenants with Full Rights of Survivorship**, whose address is **1537 Jag Hollow, League City, TX 77573**, hereinafter referred to as the **Grantees**, the following described real property situated in the County of Douglas, State of Nevada:

A 84,000/109,787,500 undivided fee simple interest as tenants in common in **Units 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 and 8303** 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 ("Time Share 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 Restriction 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 mineral and mineral rights which mineral and mineral rights are hereby reserved unto the Developer, its successors and assigns.

SUBJECT TO:

1. Any and all rights of way, reservations, restrictions, agreements, covenants, encumbrances, 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 **BIENNIAL Ownership Interest** as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **168,000 Points** as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore which Points may be used by the Grantees in **Odd Resort Year(s)**.

By accepting this deed the Grantees do 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 Grantees accept title subject to the restrictions, liens and obligations set forth above and agree 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 thereunto belonging or appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof.

Prior Instrument Reference: Document No. 0683511, Book 0906 and Page 0051, as recorded on September 1, 2006, in the County of Douglas, Nevada.

WITNESS Grantor's hand this the 15 day of October, 2013.

Signed, Sealed and Delivered
in the presence of *these Witnesses*:

[Signature]
Witness Signature

Alexander F. Hayden
Alexander F. Hayden

SARU PATEL
Printed Name

Leah Ann DeLoretta
Witness Signature

Leah Ann DeLoretta
Printed Name

[Signature]
Witness Signature

Betty L. Sampson
Betty L. Sampson

SARU PATEL
Printed Name

Leah Ann DeLoretta
Witness Signature

Leah Ann DeLoretta
Printed Name

STATE OF Ohio

COUNTY OF Butler

The foregoing instrument was acknowledged before me this 10-15-2013 (date), by **Alexander F. Hayden and Betty L. Sampson**, who is personally known to me or who has produced (type of identification) as identification.



JENNIFER WIELAND
Notary Public, State of Ohio
My Commission Expires
January 21, 2017

Jennifer Wieland
Notary Public
Jennifer Wieland
Printed Name

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-15-818-001PTN
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3.a. Total Value/Sales Price of Property \$ 500.00
 b. Deed in Lieu of Foreclosure Only (value of property 0)
 c. Transfer Tax Value: \$ 500.00
 d. Real Property Transfer Tax Due \$ 1.95

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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: [Handwritten Signature] Capacity: Grantor's Agent
 Signature: [Handwritten Signature] Capacity: Grantee's Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Alexander F. Hayden and **
 Address: 7252 Cascade Drive
 City: West Chester
 State: OH Zip: 45069

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Steven J. Riley and **
 Address: 1537 Jag Hollow
 City: League City
 State: TX Zip: 77573

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: In Less Time Closings, LLC
 Address: 4531 Belmont Avenue, Suite A
 City: Youngstown

Escrow # 13-0582E
 State: OH Zip: 44505

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

** Betty L. Sampson ** Matthew W. Kruger