

DOUGLAS COUNTY, NV

2014-852947

RPTT:\$1.95 Rec:\$15.00

\$16.95 Pgs=2

11/18/2014 10:13 AM

TIMESHARE CLOSING SERVICES

KAREN ELLISON, RECORDER

APN: 1318-15-820-001 PTN

(Space Above This Line For Recording Data)

Prepared By:

Douglas Beal

File Number: 31103014001

[www.timeshareclosingservices.com](http://www.timeshareclosingservices.com)

This Deed has been prepared without title examination.

Mail Tax Statements To: 228 W. Taylor Ave, La Salle, Colorado 80645

Return to:

Timeshare Closing Services, Inc.

8545 Commodity Circle

Orlando, FL 32819

## Quit Claim Deed

**This Quit Claim Deed** made this 14 day of NOV, 2014, between Douglas Beal, a Single Man, whose post office address is 1434 10th St., Greeley, Colorado 80631, grantor, and Conan D. Ferguson and Sharon L. Ferguson, as Community Property, whose post office address is, 228 W. Taylor Ave, La Salle, Colorado 80645, grantee:

*(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)*

**Witnesseth**, that said grantor, for and in consideration of the sum FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Douglas County, Nevada to-wit:

A 84,000/128,986,500 undivided fee simple interest as tenants in common in Units 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 and 10304 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 Developer, its successors and assigns.

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 168,000 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).

This being the same property conveyed to the grantor herein by deed dated on June 05, 2008 recorded on July, 15, 2008 in the Office of the Register of Deeds for Douglas County, Nevada as instrument number 0726754.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

SHARON FERGUSON  
Sharon Ferguson

Witness- # 1 Sign & Print Name:

Douglas Beal

-Seller

Conan Ferguson  
Conan Ferguson

Witness - # 2 Sign & Print Name:

State of Colorado

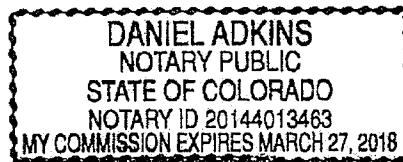
County of Weld

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of November, 2014 by Douglas Beal, who ( ) are personally known or ( ) have produced a driver's license as identification.

Daniel Adkins  
Notary Public

Notary Seal

Printed Name: Daniel Adkins



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1318-15-820-001 ptn  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |  |                                  |
|--|--|----------------------------------|
| a. <input type="checkbox"/> Vacant Land                    | b. <input type="checkbox"/> Single Fam. Res. | FOR RECORDER'S OPTIONAL USE ONLY |
| c. <input type="checkbox"/> Condo/Twnhse                   | d. <input type="checkbox"/> 2-4 Plex         | Book: _____ Page: _____          |
| e. <input type="checkbox"/> Apt. Bldg                      | f. <input type="checkbox"/> Comm'l/Ind'l     | Date of Recording: _____         |
| g. <input type="checkbox"/> Agricultural                   | h. <input type="checkbox"/> Mobile Home      | Notes: _____                     |
| <input checked="" type="checkbox"/> Other <u>TIMESHARE</u> |  |                                  |

3. a. Total Value/Sales Price of Property \$ 500.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( 0.00 )  
 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: 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 [Handwritten Signature] Capacity AGENT  
 Signature [Handwritten Signature] Capacity AGENT

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Douglas Beal  
 Address: 1434 10th St  
 City: Greeley  
 State: CO Zip: 80631

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Conan D. Ferguson  
 Address: 228 W. Taylor Ave  
 City: La Salle  
 State: CO Zip: 80645

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Timeshare Closing Services Escrow #: 31103014001  
 Address: 8545 Commodity Circle  
 City: Orlando State: FL Zip: 32819

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**