

Assessor's Parcel Number: 1318-15-820-001 PTN

Recording Requested By:

Name: JANE A. HUNTER

Address: 1600 BARTON SPRINGS RD 4504

City/State/Zip AUSTIN, TX 78704

Real Property Transfer Tax: Ø



KAREN ELLISON, RECORDER E04

WARRANTY DEED
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF NEVADA §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DOUGLAS

THAT THE UNDERSIGNED, PAMELA B. RICHARDS , a single woman, hereinafter called "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, and by these presents does GRANT, SELL AND CONVEY unto JANE A. HUNTER, herein referred to as the "Grantee," whether one or more, the real property described as follows:

See attached Exhibit "A" for complete Legal Description

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Douglas County, Nevada.

The property is an Annual Ownership interest as described in Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 20,000.00 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 does 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 Grantee accepts title subject to the restrictions, liens and obligations set forth above and agree to perform the obligation set forth in the Timeshare Declaration and Declaration of Restrictions for Fairfield Tahoe at South Shore, in accordance with the terms thereof.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Title to the Property is herein transferred with all tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversions, reaminders, rents, issues and profits thereof.

Executed the 20th day of March, 2014.

Pamela B. Richards
PAMELA B. RICHARDS

STATE OF TEXAS

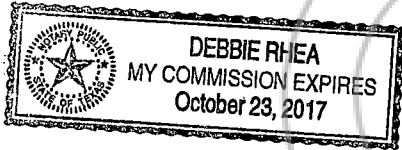
§
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COUNTY OF WILLIAMSON

This instrument was acknowledged before me on March 20, 2014 BY PAMELA B. RICHARDS.

[Signature]

NOTARY PUBLIC, STATE OF TEXAS



PRINTED NAME OF NOTARY

Grantee's Mailing Address
And Return to Address:

JANE A. HUNTER
P. O. BOX 204354
AUSTIN, TEXAS 78720

EXHIBIT "A"
LEGAL DESCRIPTION

A 210,000 /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 Grantor, its successors and assigns.

ECT TO:

STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. Assessor Parcel Number (s)

(a) 1318-15-820-001 PTM

(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
i) Other timeshare

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 4

b. Explain Reason for Exemption: Transfer to remaining joint tenant without consideration

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 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 Jane A Hunter Capacity GRANTEE

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Pamela B Richards

Address: PO BOX 150215

City: Austin

State: TX Zip: 78715

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: JANE A Hunter

Address: 1600 Barton Springs Rd #4504

City: AUSTIN TX

State: TX Zip: 78704

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)