

19-  
Teffany Smith  
P.O. Box 5441  
Vancouver, WA 98668

DOUGLAS COUNTY, NV 2015-868133  
Rec:\$19.00  
Total:\$19.00 08/19/2015 09:40 AM  
MARK & TEFFANY SMITH Pgs=7

The following Document contains no Personal Information as defined by NRS 603A.040



KAREN ELLISON, RECORDER E05

APN#: 1318-15-822-001 PTN

**Recording Requested By:**

**Name:** Mark B Trees and Teffany A Smith

**Address:** 10121 NE 115th Ave

**City/State/Zip:** Vancouver, Washington 98662

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**QUITCLAIM DEED**

**Grantor(s):** A married couple Ralph Richard Carlson and Donna D. Casper Carlson

**Grantee(s):** A married couple Mark B. Trees and Teffany A. Smith

If legal description is a metes & bounds description furnish the following information:

Legal Description obtained from Official Sale Deed (type of document), Book 0109  
Page 4524s Document # 0736277 recorded 01/23/2009 (date) in the  
Douglas County Recorder office.

If Surveyor, please provide name and address.  
NONE

This page added to provide additional information required by NRS 111.312 Sections 1-4.  
(Additional recording fee applies)

APN Number: 1318-15-822-001 PTN

Recording Requested by:

Mark B. Trees and Teffany A. Smith

Return Documents to:

10121 NE 115th St. Vancouver, Washington 98662

Mail Tax Statement to:

P.O Box 5441 Vancouver, Washington 98668

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## QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this            day of, April            , 2015, by the Grantor(s)

A married couple Ralph Richard Carlson and Donna D. Casper Carlson  
of 2958 S 23rd Way, Ridgefield, Washington 98642

to the Grantee(s),

A married couple Mark B. Trees and Teffany A. Smith of  
10121 NE 115th Ave, Vancouver, Washington 98662

WITNESSETH, that the said Grantor, for the consideration of love and affection

the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Douglas

State of Nevada, to wit: (Legal Description)

a 105,000/183,032,500 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 located at 180 Elk Point Road in Zepher 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 and South Shore and recorded October 28, 2004 in book 1004, page 13107 as Instrument Number 628022, Official Record of Douglas County, Nevada which is subject to timeshare plan called Fairfield Tahoe at South Shore ("Timeshare Plan").

Commonly known as:

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

I or,  (We), the undersigned, hereby affirm that this document submitted for recording does not contain a Social Security Number,

Signed, sealed and delivered in presence of:

Signature: Ralph Richard Carlson  
Print Name: Ralph Richard Carlson  
Capacity: \_\_\_\_\_

Signature: Donna D. Casper Carlson  
Print Name: Donna D. Casper Carlson  
Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Capacity: \_\_\_\_\_

STATE OF Washington }

COUNTY OF Clark }

On 5/4/15 before me, Ronil Prasad personally appeared  
Ralph Richard Carlson and Donna Casper Carlson

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary [Signature]

Print Name Ronil Prasad

My Commission Expires SEP 17, 2016

Certificate of Appointment Number \_\_\_\_\_  
(For Nevada Notaries Only)

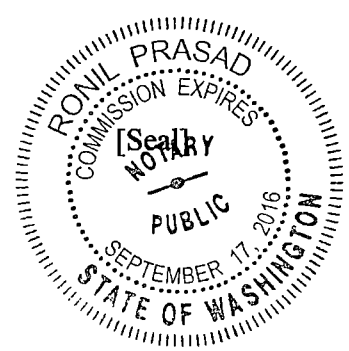


EXHIBIT PAGE A

COPY

OFFICIAL RECORD

Requested By:

GUNTER - HAYES & ASSOCIATES

LLC

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 of 2 Fee: 15.00  
BK-0109 PG- 4524 RPTT: 58.50



Contract No.:000570809392  
Number of Points Purchased: 105,000  
Biennial Ownership  
APN Parcel No. : 1318-15-822-001 PTN  
Mail Tax Bills to: Wyndham Vacation Resorts, Inc.  
8427 South Park Circle  
Orlando, FL 32819

Recording requested by:  
Gunter-Hayes & Associates, agents for Lawyers Title Insurance Corp.  
After recording, mail to: Attn: Stephen Campbell  
Gunter-Hayes & Associates 3200 West Tyler, Suite D  
Conway, AR 72034

**GRANT, BARGAIN, SALE DEED**  
**Fairfield Tahoe at South Shore**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **WYNDHAM VACATION RESORTS, INC.**, a Delaware corporation, hereinafter referred to as "Grantor" does hereby grant, bargain, sell and convey unto **Ralph Richard Carlson and Donna D. Casper Carlson, Trustees of the Carlson Family Trust, dated March 22, 2002**, of PO BOX 12457, ZEPHYR COVE, NV 89448 hereinafter referred to as the Grantee(s), the following described real property situated in the County of Douglas, State of Nevada:

A 105,000/183,032,500 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 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.

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 210,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee in Odd Resort Year(s).

**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.

By accepting this deed the Grantee(s) do(es) 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(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 thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

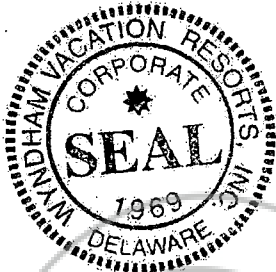
DATED this 30th day of December, 2008.

WYNDHAM VACATION RESORTS, INC.  
a Delaware corporation

By: \_\_\_\_\_  
Eric Haley  
Director, Title Services

Attest: \_\_\_\_\_

By: \_\_\_\_\_  
Lisa L. Gonzalez  
Assistant Secretary



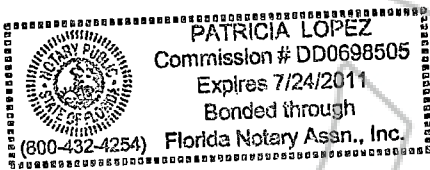
**ACKNOWLEDGMENT**

STATE OF Florida )  
 ) ss.  
COUNTY OF Orange )

This instrument was acknowledged before me this 30th day of December, 2008, by Eric Haley as Director, Title Services, and Lisa L. Gonzalez, as Assistant Secretary, of Wyndham Vacation Resorts, Inc., a Delaware corporation.

NOTARY SEAL

\_\_\_\_\_  
Patricia Lopez  
Notary Public  
My Commission Expires: 07/24/2011



# 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) 1318-15-822-001 PTN  
 (b) \_\_\_\_\_  
 (c) \_\_\_\_\_  
 (d) \_\_\_\_\_

**2. Type of Property:**

a) <input type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input checked="" type="checkbox"/> Other <u>TIMESHARE</u>	

**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: 5

b. Explain Reason for Exemption: PARENTS TRANSFERING TO DAUGHTER AND SON-IN-LAW

**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 Juan Smith Ines Capacity GRANTEE

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

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)

Print Name: RALPH & DONNA CARLSON

Address: 2958 S 23rd way

City: Ridgely

State: WA Zip: 98642

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)

Print Name: MARK TREES & TERRY SMITH

Address: 10121 NE 115th Ave

City: VANCOUVER

State: WA Zip: 98662

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_