

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL THIS DEED TO:

Edward C. Koons  
LAW OFFICE OF EDWARD C. KOONS  
11990 Heritage Oak Place, Suite 1A  
Auburn, CA 95603

MAIL TAX STATEMENTS TO:

George C. and Geraldine A. Hardy  
2101 Pamela Street  
Oxnard, CA 93036

APN: 1318-15-822-001

DOUGLAS COUNTY, NV 2015-872385

Rec:\$15.00

Total:\$15.00

EDWARD C. KOONS INC

11/09/2015 10:25 AM

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KAREN ELLISON, RECORDER

E07

# GRANT DEED

Grantor declares:

DOCUMENTARY TRANSFER TAX \$0 - R&T Code Section 11930

\_\_\_ COMPUTED ON FULL VALUE OF  
PROPERTY CONVEYED

\_\_\_ OR COMPUTED ON FULL VALUE LESS  
LIENS AND ENCUMBRANCES  
REMAINING AT TIME OF SALE

THE UNDERSIGNED GRANTOR

Signature of Declarant or Agent determining tax. Firm name.

**KATHY E. ALLEN**, an unmarried woman, **GRANTS** to **GEORGE C. HARDY** and **GERALDINE A. HARDY**, Trustees of the **HARDY FAMILY TRUST** established February 7, 2002, the following described real property situated in the County of **DOUGLAS**, State of **NEVADA**:

See Exhibit A attached hereto and made a part hereof

Dated: September 8, 2015

*Kathy E. Allen*  
KATHY E. ALLEN

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF PLACER )

On September 8, 2015, before me, Sharon Walter, a Notary Public, appeared KATHY E. ALLEN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Sharon Walter*  
Notary Public, State of California



MAIL TAX STATEMENTS TO: Address set forth above

## EXHIBIT A

(Legal Description - APN 1318-15-822-001)

A 84,000/183,032,500 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 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).

### 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.

# STATE OF NEVADA DECLARATION OF VALUE

### 1. Assessor Parcel Number (s)

- a) 1318-15-822-001  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

### 2. Type of Property:

- |  |              |                             |                 |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/>            | Vacant Land  | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input checked="" 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 type="checkbox"/>            | Other        |                             |                 |

FOR RECORDERS OPTIONAL USE ONLY Notes: <u>SD Trust Verified</u>
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### 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ 0  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

### 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7  
 b. Explain Reason for Exemption: Transfer to Trust - No consideration

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ % 84,000/183,032,500

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 [Signature] Capacity attorney  
 Signature Edward C. Koons Capacity \_\_\_\_\_

### SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>Kathy E. Allen</u>	Print Name: <u>George C. &amp; Geraldine A. Hardy, Trustees</u>
Address: <u>1605 Grass Valley Hwy #83</u>	Address: <u>2101 Pamela St.</u>
City: <u>ARBURN</u>	City: <u>OXNARD</u>
State: <u>CA</u> Zip: <u>95603</u>	State: <u>CA</u> Zip: <u>93036</u>

### COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: Edward C. Koons, Esq. Escrow # \_\_\_\_\_  
 Address: 11990 Heritage Oak Place #1A  
 City: ARBURN State: CA Zip: 95603