

DOUGLAS COUNTY, NV

2015-872460

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

11/10/2015 01:37 PM

UDEED, LLC

KAREN ELLISON, RECORDER

E07

**APN:** 1318-15-819-001 PTN

**R.P.T.T.:** \$0.00

Exempt: (7)

**Recording Requested By:**

uDeed, LLC

9041 South Pecos Road, Suite 3900

Henderson, NV 89074

**After Recording Mail To:**

uDeed, LLC - 79566 TS

9041 South Pecos Road, Suite 3900

Henderson, NV 89074

**Send Subsequent Tax Bills To:**

Fairfield Resorts, Inc.

Attn: Celeste Budke

10650 West Charleston Boulevard, Suite 160

Las Vegas, NV 89135

Contract No.: 000430603365

Number of Points Purchased: 107,000

Annual Ownership

**QUITCLAIM DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Ann Grubbs, a married woman as sole owner**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Thomas R. Grubbs and Ann B. Grubbs, Trustees under The Grubbs Family Trust, dated October 14, 2015**, whose address is 10503 Mount Sunapee Road, Vienna, Virginia 22182,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 - The Legal Description appeared previously in **Grant, Bargain, Sale Deed**, recorded on **July 18, 2007**, as Book **0707**, Page **6094**, Document No. **0705494** in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: **168 Elks Point Road, Zephyr Cove, Nevada 89449**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my/our hands, this 14th day of October, 2015.

*Ann Grubbs*  
Ann Grubbs

STATE OF VIRGINIA)

SS

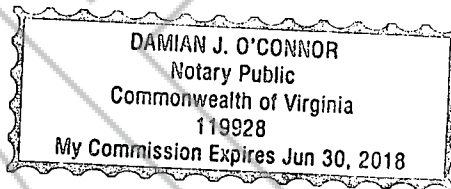
COUNTY OF FAIRFAX)

This instrument was acknowledged before me, this 14th day of October, 2015, by **Ann Grubbs**.

NOTARY STAMP/SEAL

*D. J. O'Connor*  
Notary Public

Title and Rank  
My Commission Expires: 6/30/2018



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, TO WIT:

A **107,000/90,245,000** UNDIVIDED FEE SIMPLE INTEREST AS TENANTS IN COMMON IN **UNITS 9101, 9102, 9103, 9104, 9201, 9203 AND 9204** 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 ANNUAL** OWNERSHIP INTEREST AS DESCRIBED IN THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE AND SUCH OWNERSHIP INTEREST HAS BEEN ALLOCATED **107,000 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).

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.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) 1318-15-819-001 PTN  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:  
a) \_\_\_ Vacant Land                      b) \_\_\_ Single Fam. Res.  
c) \_\_\_ Condo/Townhouse              d) \_\_\_ 2-4 Plex  
e) \_\_\_ Apt. Bldg                          f) \_\_\_ Comm'l/Ind'l  
g) \_\_\_ Agricultural                      h) \_\_\_ Mobile Home  
**XX** Other: Timeshare

**FOR RECORDER'S OPTIONAL USE ONLY**  
Document/Instrument #: \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: Trust Verified - JS

3. Total Value /Sales Price of Property: **\$0.00**  
Deed in Lieu of Foreclosure Only (value of property) ( )  
Transfer Tax Value: **\$0.00**  
Real Property Transfer Tax Due: **\$0.00**

4. **If Exemption Claimed:**  
a. Transfer Tax Exemption per NRS 375.090, Section 7  
b. Explain Reason for Exemption: Transfer without consideration to a Trust

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: Ann Grubbs Capacity: Grantor  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: **Ann Grubbs**  
Address: **10503 Mount Sunapee Road**  
City: **Vienna**  
State: **Virginia** Zip: **22182**

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

Print Name: **The Grubbs Family Trust**  
Address: **10503 Mount Sunapee Road**  
City: **Vienna**  
State: **Virginia** Zip: **22182**

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: uDeed, LLC  
Address: 9041 S. Pecos Road, Suite 3900  
City, State, Zip: Henderson, NV 89074

Escrow #: \_\_\_\_\_

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