



KAREN ELLISON, RECORDER

Contract # 000410544175
Number of Points: 546,000
ANNUAL Ownership
Parcel No. 1318-15-820-001 PTN

WARRANTY DEED

Fairfield Tahoe at South Shore

THIS WARRANTY DEED made and entered into this 2nd day of February, 2016, by and between: **GRANTOR: Spence Willis and Melissa Willis**, husband and wife, whose street address is: 169 Meadowbrook Lane, Walnut Shade, MO 65771 and **GRANTEE: Melissa Anne Bohm**, a single person, whose street address is: 5 Balsam Way, Marlton, NJ 08053; John D. Bohm Jr. and Lise P. Bohm, husband and wife; and John D. Bohm, III, a single person as joint tenants by the entirety with rights of survivorship.

WITNESSETH: The Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents Grant, Bargain, Sell, Convey and Confirm unto the Grantee, the following described lots, tracts or parcels of land lying, being and situated in the County of Douglas, in the State of Nevada:

A 546,000 / 128,986,500 undivided fee simple absolute 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"). This being the same property as recorded July 5, 2006 in Book 0706, Page 691 as Document Number 0678748 in the Official Records of Douglas County, Nevada; and being the same property as recorded March 16, 2015 as Document Number 2015-858468, Official Records of Douglas County, Nevada. Less and except all minerals and mineral rights which minerals and mineral rights are hereby reserved unto the Grantor, its successors and assigns.

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.

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 546,000 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).

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and authority to sell and convey said land, that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free from all encumbrances.

IN WITNESS WHEREOF, THE Grantor has executed this Warranty Deed on the day and year set forth below:

Spence Willis 2-2-16
Date
1 Witness Signature
Chelsie Cummings
1 Witness Printed Name

Melissa Willis 2-2-16
Date
2 Witness Signature
Sheri Spillman
2 Witness Printed Name

ALL CAPACITY ACKNOWLEDGMENT

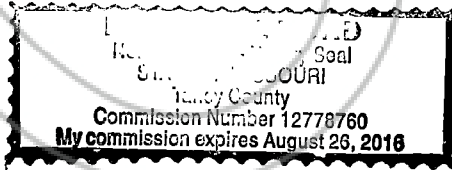
STATE OF Missouri COUNTY OF Taney
On this 2nd day of February, 2016, before me Patricia J. Hord (Notary)

Personally appeared Spence Willis and Melissa Willis to me personally known to be the persons described in or provided _____ as proof of identification and who executed the within Warranty Deed, and acknowledged to me that they executed the same as their free act and deed and for the purposes herein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

My Commission Expires: August 26, 2016 Patricia J. Hord
Notary Public Signature

AFTER RECORDING RETURN TO:
Resort Closing Services, LLC
10923 State Highway 176 West
Walnut Shade, MO 65771



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-15-820-001 PTN
 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

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 1000
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 1000
 Real Property Transfer Tax Due: \$ 3.90

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

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 [Signature] Capacity Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Spence Willis
 Print Name: Melissa Willis
 Address: 169 Meadowbrook Ln
 City: Walnut Shade
 State: MO Zip: 65771

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Melissa Anne Bohm
 Print Name: Melissa Anne Bohm
 Address: 5 Balsam way
 City: Marlton
 State: NJ Zip: 08053

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Melissa Anne Bohm Escrow # _____
 Address: 5 Balsam way
 City: Marlton State: NJ Zip: 08053

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