

DOUGLAS COUNTY, NV

2016-884644

RPTT:\$13.65 Rec:\$15.00

\$28.65 Pgs=2

07/20/2016 09:59 AM

TIMESHARE CLOSINGS FOR LESS, INC.

KAREN ELLISON, RECORDER

APN: 1318-15-822-001 PTN

APN: 1318-15-823-001 PTN

Mail tax statements to:

Fairfield Tahoe at South Shore
180 Elks Point Road
Zephyr Cove, NV 89448

Prepared by and return to:

Susie Bell
Timeshare Closings for Less, Inc.
1540 International Parkway, Suite 2000
Lake Mary, FL 32746
407-536-5119 Office

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

For valuable consideration of Three Thousand Five Hundred Dollars (\$3500.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Francis X. Clasby, Jr. and Elsie V. Clasby (hereinafter referred to as "Grantor"), whose address is 1001 Sherman Street, Alameda, CA 94501 do hereby grant unto Edward Friedrichs and Constance Friedrichs, husband and wife holding title as joint tenants with rights of survivorship (hereinafter referred to as "Grantee"), whose mailing address is 77-6461 Kilohana Street, Kailua Kona, HI 96740, the following property located in the County of Douglas, State of Nevada, to-wit:

A 325,000 / 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"). Contact Number: 57-1003227

Less and except all mineral and mineral rights which minerals and mineral rights are hereby reserved unto the Grantor, its successors and assigns.

The property is an **Annual** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **325,000** 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.

This conveyance is accepted by the Grantee 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 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 benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple and that Grantor has good right and lawful authority to sell and convey the Property. Grantor hereby warrants the title to the Property and will defend the same against lawful claims of all persons claiming by, thought or under Grantor.

In witness whereof, Grantor has signed and sealed these presents the day and year written below.

Francis X. Clasby, Jr.
Francis X. Clasby, Jr.

Elsie V. Clasby
Elsie V. Clasby

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

COUNTY OF ALAMEDA

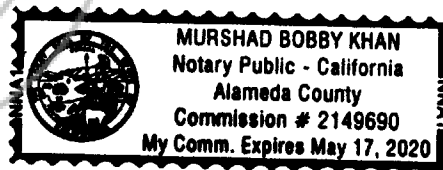
On 7th July, 2016 before me MURSHAD BOBBY KHAN, a notary public, personally appeared, Francis X. Clasby, Jr. and Elsie V. Clasby, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity and that by their signature on the instrument, the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State noted above that the foregoing paragraph is true and correct.

(Seal Below)

WITNESS my hand and official seal.

Notary Signature



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-15-822-001 PTN
 b. 1318-15-823-001 PTN
 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
 Other timeshare

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 3500.00
 b. Deed in Lieu of Foreclosure Only (value of property 0)
 c. Transfer Tax Value: \$ 3500.00
 d. Real Property Transfer Tax Due \$ 13.65

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 *Suse Bon* Capacity: title agent
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Francis X. Clasby, Jr.
 Address: 1001 Sherman Street
 City: Alameda
 State: CA Zip: 94501

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Edward Friedrichs
 Address: 77-6461 Kilohana Street
 City: Kailua Kona
 State: HI Zip: 96740

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Timeshare Closings for Less Escrow # _____
 Address: 1540 International Parkway
 City: Lake Mary State: FL Zip: 32746