

DOUGLAS COUNTY, NV

2016-886145

RPTT:\$1.95 Rec:\$15.00

\$16.95 Pgs=2

08/16/2016 08:44 AM

READY LEGAL SUPPORT, INC.

KAREN ELLISON, RECORDER

Mail Tax Statements to:
Wyndham Vacation Resorts, Inc.
6227 Sea Harbor Dr
Orlando, FL 32821

Recording Requested by:
Hubert Bartol
Return to:
LT Transfers
4513 Hwy 129 North
Cleveland, GA 30528

APN: 1318-15-822-001

[Without Title Examination]
Contract No.: 000570808683

GRANT, BARGAIN, SALE DEED
Fairfield Tahoe at South Shore

Made this 20th day of July, 2016, for valuable consideration, receipt of which is hereby acknowledged, **Kathleen A. Garr (deceased) and Hubert Bartol, Wife and Husband**, hereinafter called the Grantor, whose address is P.O. Box 3145, Milan, New Mexico 87021, does hereby grant, bargain, sell and convey unto **Steven Davis and Deborah Davis, Husband and Wife as Joint Tenants with Right of Survivorship**, hereinafter called the Grantee, whose address is 226 South Washington Street, Prattville, Alabama 36067, 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").

Derivation: This is the exact same property conveyed to Grantor by Deed recorded December 8, 2008, as Document Number 0734141, in Book 1208 at Page 1318 in the Official Records of Douglas County, Nevada. NOTE: The Grantor herein is the sole surviving grantor the deed recorded December 8, 2008 and has full power and authority to convey the entire fee simple title in and to the above described property. Kathleen A. Garr died November 7, 2015 as a resident of Maricopa County, Arizona.

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 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).

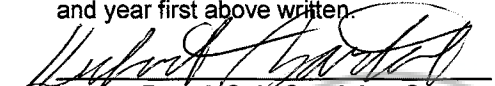
Subject to:

1. Any and all rights of way, reservations, 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, Grantee(s) accepts(s) title subject to the restrictions, liens and obligations, set forth above and agree(s) to perform the obligations set forth in the Declaration of Restrictions 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.

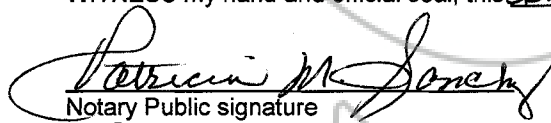
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

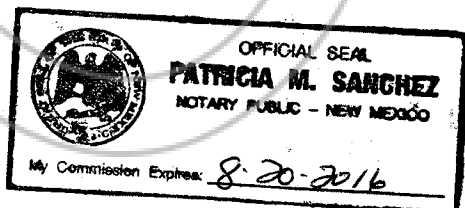

Hubert Bartol, Sole Surviving Grantor

STATE OF New Mexico
COUNTY OF Cibola

On July 20 2016, before me, Patricia M. Sanchez a Notary Public, personally appeared **Hubert Bartol**, who proved to me on the basis of satisfactory evidence, to be the person(s) whose name(s) is 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 on the instrument, the person(s) or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal, this 20th day of July 20 2016.


Notary Public signature
Patricia M. Sanchez
Notary printed name
My commission expires: 8-20-16



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 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>		

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____

3. Total Value/Sales Price of Property:

	<u>\$ 500.00</u>
Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value:	<u>\$ 500.00</u>
Real Property Transfer Tax Due:	<u>\$ 1.95</u>

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 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)

Print Name: Hubert Bartol
 Address: PO Box 3145
 City: Milan
 State: NM Zip: 87021

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Steven Davis
 Address: 226 S. Washington Street
 City: Prattville
 State: AL Zip: 36067

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ready Legal Support Escrow # NA
 Address: 4513 Hwy 129 North
 City: Cleveland State: GA Zip: 30528

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)