

17
APN: 1318-15-820-001 PTN



Requested By/ Return to:
COOPER COONS, LTD.
10655 Park Run Drive, Suite 130
Las Vegas, Nevada 89144

KAREN ELLISON, RECORDER E04

Contract No: 13-0505985 **Mail Tax Statements to:**
Number of Points DEBRA G. BRITT
Purchased: 105,000 10333 Adrianna Ave.
Ownership: Annual Las Vegas, Nevada 89129

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **CHERYL J. CORNELIUS, DEBRA BRITT and BRAD L. LEAVITT, Tenants in Common**, for good and other valuable consideration, do hereby Grant, Bargain, Sell and Convey to **DEBRA G. BRITT, as her Sole and Separate Property**, or her successors all of her right, title and interest in that real property situated in the County of Douglas, State of Nevada:

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

GRANTEES' ADDRESS: DEBRA G. BRITT
10333 Adrianna Ave., Las Vegas, Nevada 89129

- SUBJECT TO:** 1. Any and all rights of way, reservations, restrictions, easements, mineral exceptions and reservations and conditions of record;
2. The covenants, conditions, restriction 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.

This Property is a/an Annual Ownership Interest as describes in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 105,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore which Points may be used by Grantee in Each Resort Year(s).

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, lien and obligation set forth above and agree(s) to perform the obligations set forth in the Timeshare Declaration and the Declaration of Restriction 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.

Witness their hands this 19 day of April, 2017.

Debra Britt
DEBRA BRITT

Cheryl J. Cornelius
CHERYL J. CORNELIUS

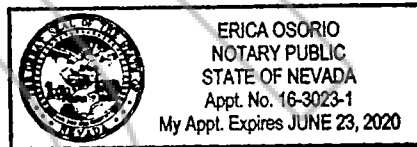
Brad L. Leavitt
BRAD L. LEAVITT

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 19 day of April, 2017 before me the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared **DEBRA BRITT** personally known to me (or 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.

WITNESS my hand and official seal.

Erica Osorio
NOTARY PUBLIC

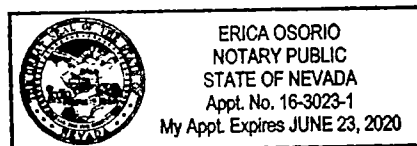


STATE OF Nevada)
) ss.
COUNTY OF Clark)

On this 21 day of April, 2017 before me the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared **CHERYL J. CORNELIUS** personally known to me (or 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.

WITNESS my hand and official seal.

Erica Osorio
NOTARY PUBLIC



STATE OF Colorado)
) ss.
COUNTY OF Mesa)

Monday May 2017

On this ___ day of ~~April~~, 2017 before me the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared **BRAD L. LEAVITT** personally known to me (or 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 he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
NOTARY PUBLIC

KATRINA HAMMOND
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20114078857
My Commission Expires December 15, 2019

STATE OF COLORADO, COUNTY OF MESA
SWORN BEFORE ME ON May 19, 2017
BY Brad L. Leavitt
NOTARY PUBLIC [Signature]
MY COMMISSION EXPIRES 12/15/2019

EXHIBIT "A"

A 105,000/128,986,500 undivided fee simple 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 on 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.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

FOR RECORDER'S OPTION USE ONLY
Book: _____ Page: _____
Date of Recording: V
Notes: _____

1. Assessor Parcel Number(s)

- a) 1318-15-820-001
- b) _____
- c) _____

*PER ERICA - Change to Exempt #4
Tenants in Common to Remans
Tenant in Common - Doc # 670770
JA*

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

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 05
- b. Explain Reason for Exemption: **Transfer without consideration between family.**

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 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 Legal Assistant

Signature _____ Capacity _____

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

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

Print Name: CHERYL J. CORNELIUS,
DEBRA BRITT and BRAD
L. LEAVITT

Print Name: DEBRA G. BRITT

Address: 10333 Adrianna Ave.
City: Las Vegas
State: Nevada Zip: 89129

Address: 10333 Adrianna Ave.
City: Las Vegas
State: Nevada Zip: 89129

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

Print Name: COOPER COONS, LTD. Escrow #: _____
Address: 10655 Park Run Drive, Suite 130
City: Las Vegas State: Nevada Zip: 89144

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILED