APN: 1318-15-820-001 PTN

Requested By/ Return to:

COOPER COONS, LTD.

10655 Park Run Drive, Suite 130

Las Vegas, Nevada 89144

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

DOUGLAS COUNTY, NV Rec:\$16.00 Total:\$16.00 COOPER COONS LTD

2017-900570 06/27/2017 08:26 AM

Pgs=4



KAREN ELLISON, RECORDER

E07

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That DEBRA G. BRITT, as her Sole and Separate Property, for good and other valuable consideration, do hereby Grant, Bargain, Sell and Convey to DEBRA G. BRITT, as Trustee of the DEBB FAMILY TRUST dated April 19, 2017, 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.

DEBB FAMILY TRUST GRANTEES' ADDRESS:

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 of restrictions for Fairfield Tahoe at South Shore, and any supplements and amendments therto;
- 3. Real estate taxes that are currently due and payable and are a lien against the property.
- 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 her hand this 19 day of April, 2017.

DEBRA G. BRITT

STATE OF NEVADA) ss. COUNTY OF CLARK)

On this <u>I</u> 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 G. 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.

NOTARY PUBLIC



ERICA OSORIO NOTARY PUBLIC STATE OF NEVADA Appt. No. 16-3023-1 My Appt. Expires JUNE 23, 2020

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
1. Assessor Parcel Number(s)	Book: Page:
`,	Date of Recording:
a) 1210 15 020 001	Notes: Must CX-
a) <u>1318-15-820-001</u>	
b)	\ \ \
c)	\ \
2. Type of Property:a) □ Vacant Landb) □ Single Fam. Res.	\ \
 a) □ Vacant Land b) □ Single Fam. Res. c) □ Condo/Twnhse d) □ 2-4 Plex 	
e) □ Apt. Bldg f) □ Comm'l/Ind'l	
g) \square Agricultural h) \square Mobile Home	
X 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, Sect	ion 07
	hout consideration to a Trust.
5. Partial Interest: Percentage being transferred:	%
	nder penalty of perjury, pursuant to NRS 375.060
and NRS 375.110, that the information provided is co	rrect 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 an	y claimed exemption, or other determination of
additional tax due, may result in a penalty of 10% of the	
to NRS 375.030, the Buyer and Seller shall be jointly	and severally liable for any additional amount
owed.	
[//// d	/ /
Signature C	apacity Legal Assistant
]]
Signature C	apacity
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: DEBRA G. BRITT Pr	rint Name: DEBB FAMILY TRUST
Address: 10333 Adrianna Ave.	Address: 10333 Adrianna Ave.
City: Las Vegas	City: Las Vegas
State: Nevada Zip: 89129	State: Nevada Zip: 89129
COMPANY/PERSON REQUESTING RECORDIN	G (required if not seller of buver)
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