

1318-15-822-001 PTN

Assessor's Parcel Number: 1318-15-823-001 PTN

Recording Requested By:

Name: Travis H. Clark, Esq.

Address: 3705 Lakeside Drive

City/State/Zip Reno, Nevada 89509

Real Property Transfer Tax:
Fairfield Tahoe at South Shore
180 Elks Point Road
Zephyr Cove, NV 89448



00060972201709034790050050

KAREN ELLISON, RECORDER

E07

\$ _____

WARRANTY DEED

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

APN: 1318-15-822-001 PTN
1318-15-823-001 PTN
RECORDING REQUESTED BY:
Travis H. Clark, Esq.
SURRETT LAW PRACTICE, PC
3705 Lakeside Drive
Reno, NV 89509

GRANTEE/MAIL TAX STATEMENTS TO:
Fairfield Tahoe at South Shore
180 Elks Point Road
Zephyr Cove, NV 89448

WARRANTY DEED

THIS INDENTURE, made on August 8, 2017, by and between EDWARD FRIEDRICHS and CONSTANCE FRIEDRICHS, husband and wife holding title as joint tenants with rights of survivorship, grantors, and EDWARD W. FRIEDRICHS and CONSTANCE S. FRIEDRICHS, Trustees of the EDWARD AND CONSTANCE FRIEDRICHS JOINT REVOCABLE LIVING TRUST AGREEMENT of Kailua-Kona, Hawaii, grantees,

WITNESSETH:

That the grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to them in hand paid by the grantees, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the grantees, and to their successors and assigns, all of his interest in that certain lot, piece, or parcel of land situated in County of Douglas, State of Nevada, and more particularly described as follows:

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

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3705 Lakeside Drive
Reno, NV 89509
775-636-8200

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 recoded 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 and 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.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties and/or obtained from the county assessor/recorder’s website. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

IN WITNESS WHEREOF, the grantors have executed this conveyance the day and

year first above written.

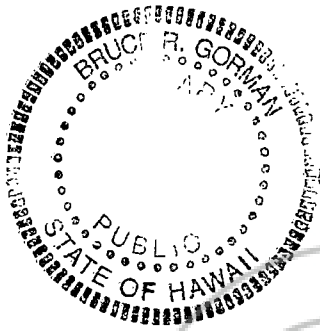

EDWARD FRIEDRICHS

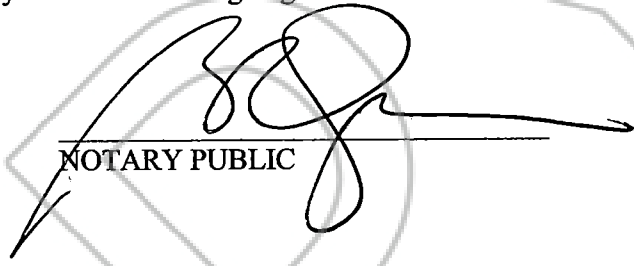
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Reno, NV 89509
775-636-8200


CONSTANCE FRIEDRICHS

STATE OF HAWAII)
 : ss.
COUNTY OF HAWAII)

On August 8, 2017, personally appeared before me, a notary public, EDWARD FRIEDRICHS and CONSTANCE FRIEDRICHS, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.





NOTARY PUBLIC

Bruce R. Gorman
AUG 08 2017

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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
 BOOK _____ PAGE _____
 DATE OF RECORDING: _____
 NOTES: SD-Trust Verified

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration

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 Edward Friedrich Constance Friedrichs Capacity Grantors
 Signature Edward Friedrich Constance Friedrichs Capacity Grantees/Trustees

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Edward and Constance Friedrichs
 Print Name: _____
 Address: 77-6461 Kilohana Street
 City: Kailua Kona
 State: HI Zip: 96740

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

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: Surratt Law Escrow # _____
 Address: 3705 Lakeside Dr
 City: Reno State: NV Zip: 89509
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)