

DOUGLAS COUNTY, NV

2017-908649

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

12/29/2017 03:28 PM

UDEED, LLC

KAREN ELLISON, RECORDER

E07

APN: 1318-15-817-001

R.P.T.T.: \$0.00

Exempt: (7)

Recording Requested By:

uDeed, LLC
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

After Recording Mail To:

uDeed, LLC - 85239
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

Send Subsequent Tax Bills To:

Fairfield Resorts, Inc.
10650 West Charleston Blvd., Suite 160
Las Vegas, NV 89135

Contract No: 41-0524797

QUITCLAIM DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **William F. Tayler and Christy H. Tayler, husband and wife, as joint tenants with right of survivorship**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **William F. Tayler and Christy H. Tayler, Trustees under The Tayler Family Trust**, dated October 24, 2017, whose address is 13650 Seabiscuit Lane, Nokesville, Virginia 20181,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

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

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Per NRS 111.312 - The Legal Description appeared previously in **Grant, Bargain, Sale Deed**, recorded on **December 5, 2005**, as Document No. **0662226** in Douglas County Records, Clark County, Nevada.

WITNESS my/our hands, this 24th day of OCTOBER, 2017.

William F. Tayler
William F. Tayler

Christy H. Tayler
Christy H. Tayler

STATE OF VIRGINIA)

COUNTY OF FAIRFAX) ss

This instrument was acknowledged before me, this 24th day of OCTOBER, 2017, by **William F. Tayler and Christy H. Tayler.**

NOTARY STAMP/SEAL

Joseph D. Roberts
Notary Public

NOTARY PUBLIC
Title and Rank
My Commission Expires: 9/30/2019

JOSEPH D ROBERTS
Notary Public
Commonwealth of Virginia
7097022
My Commission Expires Sept. 30, 2019

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

A 287,000/138,156,000 UNDIVIDED FEE SIMPLE INTEREST AS TENANTS IN COMMON IN UNITS 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303 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 FOR 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.

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 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 AMENDMENT THERETO

THE PROPERTY IS A/AN **ANNUAL** OWNERSHIP INTEREST AS DESCRIBED IN THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE AND SUCH OWNERSHIP INTEREST HAS BEEN ALLOCATED 287,000 POINTS ARE DEFINED IN THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE WHICH POINTS MAY BE USED BY THE GRANTEE IN **EACH** RESORT YEAR(S).

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: Verified Trust - JS

1. Assessor Parcel Number(s)
a) 1318-15-817-001
b) _____
c) _____
d) _____

2. Type of Property:
a) Vacant Land b) Single Fam. Res.
c) Condo/Townhouse d) 2-4 Plex
e) Apt. Bldg. f) Comm'l/Ind'l
g) Agricultural h) Mobile Home
XX Other: Timeshare

3. Total Value /Sales Price of Property: \$ 0.00
Deed in Lieu of Foreclosure Only (value of property) (0.00)
Transfer Tax Value: \$ 0.00
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: Transfers without consideration to a trust

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: William F. Tayler Capacity: Grantor
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: William F. Tayler, et al
Address: 13650 Seabiscuit Lane
City: Nokesville
State: Virginia Zip: 20181

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The Tayler Family Trust
Address: 13650 Seabiscuit Lane
City: Nokesville
State: Virginia Zip: 20181

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

Print Name: uDeed, LLC - 85239 Escrow #: _____
Address: 9041 South Pecos Road, 3900
City, State, Zip: Henderson, NV 89074

(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED)