

DOUGLAS COUNTY, NV

2022-987763

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

07/22/2022 12:01 PM

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

**ASSESSOR'S PARCEL NO. 1318-15-819-001 PTN**

**WHEN RECORDED MAIL TO:**

GAYLE L. WOODCOCK  
1104 CAESAR DRIVE  
GALLUP, NM 87301

**MAIL TAX NOTICES TO:**

GARY BRUCE WOODCOCK, TRUSTEE  
GAYLE LYNN WOODCOCK, TRUSTEE  
1104 CAESAR DRIVE  
GALLUP, NM 87301

**WARRANTY DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GARY B. WOODCOCK and GAYLE L. WOODCOCK, husband and wife, as joint tenants (herein, "Grantor"), whose address is 1104 Caesar Drive, Gallup, NM 87301, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to GARY BRUCE WOODCOCK AND GAYLE LYNN WOODCOCK, Trustees, or any successors in trust, under THE WOODCOCK FAMILY REVOCABLE LIVING TRUST dated January 13, 2006 and any amendments thereto (herein, "Grantee"), whose address is 1104 Caesar Drive, Gallup, NM 87301, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to grant and convey the same to Grantee as aforesaid; and that Grantor will warrant and forever defend said premises against all lawful claims whatsoever.

Dated this 5 day of July, 2022

GRANTOR:

*Gary B Woodcock*  
GARY B. WOODCOCK

STATE OF New Mexico  
COUNTY OF McKintey

This instrument was acknowledged before me on 07/05/2022, by GARY B. WOODCOCK.

Affix Notary Seal inside box or document is unrecordable.

**STATE OF NEW MEXICO  
NOTARY PUBLIC  
GEORGENE GALANIS-DIMAS  
Commission #: 1055549  
Expiration Date: 03/23/2023**

*Georgene Galanis-Dimas*  
NOTARY PUBLIC

GRANTOR:

*Gayle L. Woodcock*  
GAYLE L. WOODCOCK

STATE OF New Mexico  
COUNTY OF McKintey

This instrument was acknowledged before me on 07/05/2022, by GAYLE L. WOODCOCK.

Affix Notary Seal inside box or document is unrecordable.

**STATE OF NEW MEXICO  
NOTARY PUBLIC  
GEORGENE GALANIS-DIMAS  
Commission #: 1055549  
Expiration Date: 03/23/2023**

*Georgene Galanis-Dimas*  
NOTARY PUBLIC

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**Affirmation Statement**

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

The Woodcock Family Revocable Living Trust dated January 13, 2006

  
GARY BRUCE WOODCOCK, Trustee

  
GAYLE LYNN WOODCOCK, Trustee  
Grantee



**EXHIBIT A**

Contract No. 55-0505390  
Number of Points Purchased: 154,000  
ANNUAL Ownership

A 154,000 / 90,245,000 undivided fee simple interest as tenants in common in Units 9101, 9102, 9103, 9104, 9201, 9203, and 9204 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").

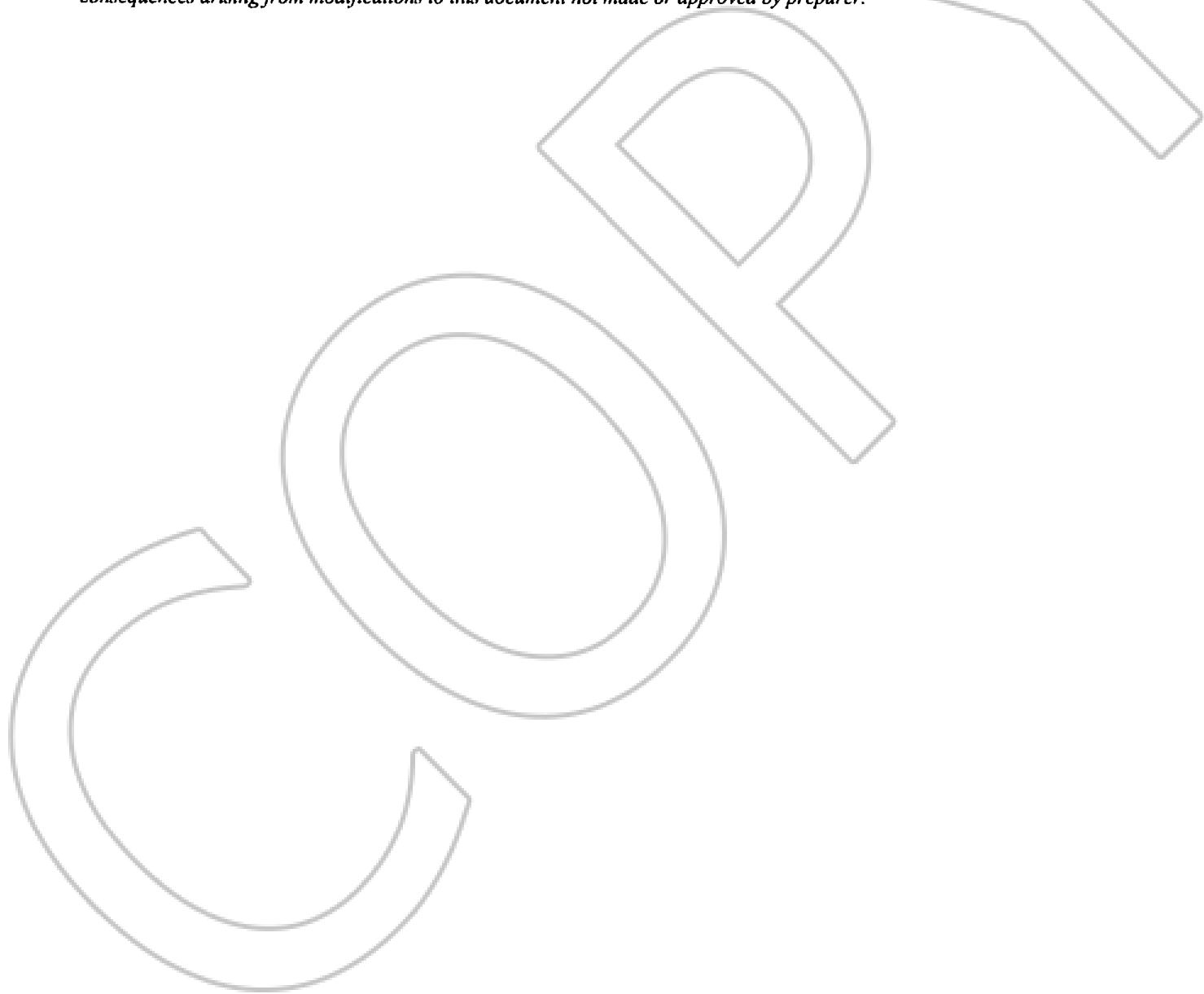
**SUBJECT TO:**

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 amendments 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 154,000 Points as 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).

Per NRS 111.312, this legal description was previously recorded as Document No. 0665436, on January 11, 2006, in the office of the Recorder of Douglas County, Nevada.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) Timeshare  
 b) \_\_\_\_\_  
 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: Timeshare

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Verified Trust - js

3. Total Value/Sales Price of Property \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( )  
 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: Transfer to a trust for no consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 Gary B. Woodcock Capacity GRANTOR  
 Signature Gayle L. Woodcock Capacity Grantor

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED s)**  
 Print Name: Gary B. Woodcock & Gayle L. Woodcock  
 Address: 1104 Caesar Drive  
 City: Gallup  
 State: NM Zip: 87301

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: The Woodcock Family Revocable Living Trust  
 Address: 1104 Caesar Drive  
 City: Gallup  
 State: NM Zip: 87301

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: U.S. Deeds Escrow #: N/A  
 Address: 423 Lithia Pinecrest Road  
 City: Brandon State: FL Zip: 33511