

**Assessor's Parcel Number:**

APN Parcel No: 1318-15-817-001 PTN

*See Exhibit A***Prepared By:**

Geraldine B Demby



00162594202209919290050052

KAREN ELLISON, RECORDER

E05

**After Recording Return To:**

Geraldine B Demby

30522 Aldine Westfield Rd

Spring, Texas 77386

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

On September 28, 2022 THE GRANTOR(S),

- Harold D Demby Jr and Geraldine Demby, a married couple

for and in consideration of: \$1.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Tarik J Demby Sr and Nicole Demby, a married couple, residing at 3434 Sainte Mere Eglise Ln, Spring, Harris County, Texas 77388
- Harold D Demby Jr and Geraldine B Demby, a married couple, residing at 30522 Aldine Westfield Rd, Spring, Harris County, Texas 77386

as joint tenants with rights of survivorship, the following described real estate, situated in Zephyr Cove, in the County of Douglas, State of Nevada

Legal Description: See Exhibit A

Undivided fee Simple interest as tenants in common in Units  
7101,7102,7103,7201,7202,7203,7301,7302,7303 in South Shore Condominium Property  
located at 180 Elks Point Road in Zephyr Cove,NV 89448

Description was obtained from the Douglas County Recorder's Office.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Adding Son To Title

EXCEPTING AND RESERVING unto Grantor(s), a 100 percent interest in all oil, gas, and other minerals, including gravel, clay, coal, sand and scoria presently owned by the estate.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

**TERMS OF LIFE ESTATE**

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Mail Tax Statements To:  
Geraldine B Demby  
30522 Aldine Westfield Rd  
Spring, Texas 77386

**[SIGNATURE PAGE FOLLOWS]**

**Grantor Signatures:**

DATED: 9-28-22

Harold D. Demby Jr.

Harold D Demby Jr  
30522 Aldine Westfield Rd  
Spring, Texas  
77386

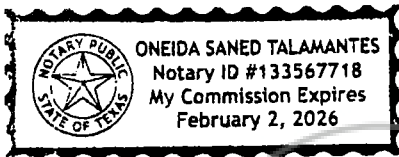
DATED: 9/28/22

Geraldine Demby

Geraldine Demby  
30522 Aldine Westfield Rd  
Spring, Texas  
77386

STATE OF TEXAS, COUNTY OF MONTGOMERY, ss:

This instrument was acknowledged before me on this 28 day of September, 22 by Harold D Demby Jr and Geraldine Demby.



Oneida Saned Talamantes  
Notary Public

Notary Public  
Title (and Rank)

My commission expires 2,2,2026

15- Exhibit A

Doc Number: **0810596**

10/10/2012 09:01 AM

OFFICIAL RECORDS

Requested By:

Gunter Hayes & Associates LLC

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 Of 2

Fee: \$ 15.00

Bk: 1012 Pg: 2500

MPIT \$ 111.15



Deputy

Contract No.: 000571201862

Number of Points Purchased: 189,000

Annual Ownership

APN Parcel No.: 1318-15-817-001 PTN

Mail Tax Bills to: Wyndham Vacation Resorts, Inc.

8427 SouthPark Circle

Orlando, FL 32819

Recording requested by:

Gunter-Hayes & Associates, agents for Fidelity National Title Insurance Co.

After recording, mail to: Attn: Stephen Campbell

Gunter-Hayes & Associates 3200 West Tyler, Suite D  
Conway, AR 72034

**GRANT, BARGAIN, SALE DEED**  
**Fairfield Tahoe at South Shore**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WYNDHAM VACATION RESORTS, INC., a Delaware corporation, hereinafter referred to as "Grantor" does hereby grant, bargain and convey unto Harold D Demby Jr and Geraldine Demby, Joint Tenants With the Right of Survivorship, PO BOX 12457, ZEPHYR COVE, NV 89448 hereinafter referred to as the Grantee(s), the following described real property situated in the County of Douglas, State of Nevada:

A 189,000/138,156,000 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 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")

Less and except all minerals and mineral rights which minerals and mineral rights are hereby reserved unto the Grantor, its successors and assigns.

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 189,000 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).

**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.

STATE OF NEVADA  
DECLARATION OF VALUE

SEE Exhibit A

1. Assessor Parcel Number(s)

- a. APN Parcel No: 1318-15-817-001 PTN
- 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
- Other Time Share

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3.a. Total Value/Sales Price of Property

- a. Total Value/Sales Price of Property \$ \_\_\_\_\_
- b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- c. Transfer Tax Value: \$ \_\_\_\_\_
- d. Real Property Transfer Tax Due \$ \_\_\_\_\_

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 5
- b. Explain Reason for Exemption: Adding Son to Title

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 Harold D. Demby Jr. Capacity: Grantor (S)  
 Signature Geraldine Demby Capacity: Grantee (S)  
 Signature Tarik J. Demby Sr. Capacity: Grantee (S)  
 Signature Nicole Demby Capacity: \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Harold D Demby Jr. / Geraldine Demby  
 Address: 30522 Aldine Westfield Rd  
 City: Spring  
 State: NV Zip: 77388

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Harold D Demby / Geraldine Demby  
 Address: Tarik J. Demby Sr / Nicole Demby  
 Address: 3434 Sainte Marie Eglise  
 City: Spring  
 State: NV Zip: 77388

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED