

APN: 1318-15-817-001 PTN

Mail tax statements to:
Fairfield Tahoe at South Shore
180 Elks Point Road
Zephyr Cove, NV 89448

Prepared by and return to:
Susie Bell
Timeshare Closings for Less, Inc.
1540 International Parkway, Suite 200
Lake Mary, FL 32746
407-536-5119 Office



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

For valuable consideration of One Thousand Seven Hundred Fifty Dollars (\$1750.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Marce R. Charbonneau and Carrie A. Charbonneau as Trustees of the Charbonneau Family Trust dated August 5, 2004 (hereinafter referred to as "Grantor"), whose address is 148 Kavenish Drive, Rancho Mirage, CA 92270 do hereby grant unto Keith Johnson and Linda Johnson, husband and wife holding title as joint tenants with rights of survivorship (hereinafter referred to as "Grantee"), whose mailing address is 985 West Main Street, Cary, IL 60013, the following property located in the County of Douglas, State of Nevada, to-wit:

A 105,000 / 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 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 **105,000** 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. Contract Number: **55-0500169**

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.



The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple and that Grantor has good right and lawful authority to sell and convey the Property. Grantor hereby warrants the title to the Property and will defend the same against lawful claims of all persons claiming by, thought or under Grantor.

In witness whereof, Grantor has signed and sealed these presents the day and year written below.

Marce R. Charbonneau, Trustee
Marce R. Charbonneau as Trustee

Carrie A. Charbonneau as Trustee
Carrie A. Charbonneau as Trustee

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

On 2 JUNE, 2011 before me DIANA D KING, a notary public in and for said state, personally appeared, Marce R. Charbonneau and Carrie A. Charbonneau as Trustees of the Charbonneau Family Trust dated August 5, 2004 and who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity and that by their signature on the instrument, the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State noted above that the foregoing paragraph is true and correct.

(Seal Below)

WITNESS my hand and official seal.

Diana D. King
Notary Signature

