

DOC # 843307  
05/28/2014 03:15PM Deputy: PK  
**OFFICIAL RECORD**  
Requested By:  
**In Less Time Closings**  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-514 PG-5294 RPTT: 1.95



**Contract No. 000570808592**  
**Number of Points Purchased: 105,000**  
**Biennial Ownership**  
**APN: 1318-15-822-001 PTN**

**When Recorded Mail To:**  
In Less Time Closings, LLC.  
Attn: Darlene Schofield  
4531 Belmont Ave., Suite A  
Youngstown, OH 44505

**Mail Tax Statements to Grantee:**  
Lawrence E. Zimmerman & Natalie G. Zimmerman  
443 Yellowstone Park  
Beaumont, CA 92223

**GRANT, BARGAIN, SALE DEED**  
**FAIRFIELD TAHOE AT SOUTH SHORE**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Arthur H. Benjamin and Joan M. Benjamin**, whose address is 852 North Cindy Avenue, Clovis, CA 93611, hereinafter referred to as the **Grantor**, does hereby grant, bargain and convey unto: **Lawrence E. Zimmerman & Natalie G. Zimmerman, husband and wife as joint tenants with right of survivorship**, whose address is: 443 Yellowstone Park, Beaumont California, 92223 hereinafter referred to as the **Grantee(s)**, the following described real property situated in the County of Douglas, State of Nevada:

A **105,000/183,032,500** 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 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 Restriction for Fairfield Tahoe at South Shore and recorded on 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 mineral and mineral rights are hereby reserved unto the Developer, its successors and assigns.



The Property is a **BIENNIAL** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **210,000** Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore which Points may be used by the Grantee in **EVEN** 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.

By accepting this deed the Grantee(s) do(es) hereby agree to assume the obligation for the payment of a pro-rata or proportionate share of the real estate taxes for the current year and subsequent years. Further, by accepting this deed the Grantee(s) accept(s) title subject to the restrictions, liens and obligations set forth above and agree(s) to perform the obligations set forth in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore, in accordance with the terms thereof.

Title to the Property is herein transferred with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to the condition of title.

Prior Instrument Reference: Document No. 0734137, Book 1208 and Pages 1302-1303, as recorded on December 08, 2008, in the County of Douglas, Nevada.

(Continued)



WITNESS Grantors' hands this the 4 day of March, 2014.

Signed, Sealed and Delivered  
in the presence of *these Witnesses*:

Nina Rowe  
Witness Signature

Witness Signature

Nina Rowe  
Printed Name

Printed Name

Angie Morja  
Witness Signature

Witness Signature

Angie Morja  
Printed Name

Printed Name

Nina Rowe  
Witness Signature

Witness Signature

Nina Rowe  
Printed Name

Printed Name

Angie Morja  
Witness Signature

Witness Signature

Angie Morja  
Printed Name

Printed Name

Arthur H. Benjamin  
Arthur H. Benjamin

Joan M. Benjamin  
Joan M. Benjamin

### ACKNOWLEDGMENT

State of California  
County of Fresno, Calif.

On March 4th 2014 before me, MARTHA REBECCA KISTLER, Notary  
(insert name and title of the officer)

personally appeared Arthur H Benjamin & Joan M Benjamin  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature [Signature] (Seal)

