

A Portion of APN: 1318-15-823-011

Mail tax statements to:
WorldMark Resorts Inc.
Attention: Property Tax Dept.
6277 Sea Harbor Drive
Orlando, FL 32821

Prepared by and return to:
Susie Bell
Timeshare Closings for Less, Inc.
1540 International Parkway, Suite 2000
Lake Mary, FL 32746
407-536-5119 Office

DOUGLAS COUNTY, NV
RPTT:\$37.05 Rec:\$16.00
\$53.05 Pgs=3
2015-856106
01/27/2015 10:55 AM
TIMESHARE CLOSINGS FOR LESS, INC.
KAREN ELLISON, RECORDER

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

For valuable consideration of Nine Thousand Five Hundred Dollars (\$9500.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Lester Deutsch, a widowed man (hereinafter referred to as "Grantor"), whose address is 1151 Via Vista, San Lorenzo, CA 94580 does hereby grant unto Trina M. Beck and David S. Beck, wife and husband holding title as joint tenants with rights of survivorship (hereinafter referred to as "Grantee"), whose mailing address is 1004 Partrick Road, Napa, CA 94558, the following property located in the County of Douglas, State of Nevada, to-wit:

Fractional Interest Letter **J** consisting of an undivided **one-thirteenth (1/13th)** ownership interest as tenant in common in Residence Club Unit Number **14303** contained within South Shore, a Nevada condominium project, as identified and established in the Condominium Plat of South Shore, a Commercial Subdivision recorded on December 5, 2002 in Book 1202, at Page 2181, as Document Number 559872 in the office of the County Recorder for Douglas County, State of Nevada, as further described in the Declaration of Condominium – South Shore together with the undivided interest in the Common Elements appurtenant to said Fractional Interest, and together with the exclusive right to possession and occupancy of such Residence Club Unit during certain Occupancy Periods in accordance with the Declaration of Covenants, Conditions, Easements and Restrictions for the Residence Club at South Shore recorded on December 5, 2002 in Book 1202, at Page 2217, as Document Number 559874.

Together with all and singular tenements, hereditaments and appurtenances thereunto belong or in any way appertaining.

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 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.

Covenants made hereby by Grantee shall inure to the benefit of Grantor and the Owners of all Fractional Interest in the Project and Residence Club heretofore or hereafter conveyed by Grantor.

Grantee, by acceptance hereof and by agreement with Grantor, hereby expressly assumes and agrees to be bound by and comply with all of the covenants, terms, and provisions set forth in the aforesaid Declarations and the rules and regulations made thereunder, including, but not limited to, the obligation to make payment of all assessments as provided for therein. Grantee further waives the common law right as a co-tenant to nonexclusive occupancy of the project, and acknowledges that ownership of the Fractional Interest conveyed hereby

authorized and entitles Grantee to occupy the Residence Club Unit only in accordance with the Residence Club Declaration, the exhibits thereto, and any other rules and regulations promulgated under the Residence Club Declaration. Grantee acknowledges that Grantee may not subdivide the Fractional Interest or the Residence Club.

Grantee, or any other person or entity acquiring any right, lien, title or interest in the Project, shall not seek or obtain through any legal procedures, judicial partition of the Project, shall not seek or obtain through any legal procedures, judicial partition of the Project or sale of the Project in lieu of partition. All rights that Grantee might otherwise have as a tenant in common in real property, including but not limited to, the right to possess the commonly held property equally with all other co-tenants, are waived and are subordinate to the terms of the Condominium Declaration and the Residence Club Declaration.

Grantee, by accepting this deed, acknowledges that Grantee is a member of the Condominium Association and the Residence Club Association. Each membership therein shall be appurtenant to Grantee's Fractional Interest and shall be transferred automatically by conveyance of such Fractional Interest. Ownership of such Fractional Interest cannot be separated from the membership in the Condominium Association and the Residence Club Association appurtenant thereto, except as otherwise provided by the Condominium Declaration and the Residence Club Declaration. Any devise, encumbrance, conveyance or other disposition, respectively, of such Fractional Interest shall include Grantee's membership in the Condominium Association and the Residence Club Association and rights appurtenant thereto, whether or not specifically named in the instrument of transfer.

All Owners and their heirs, designees, successors and assigns covenant with Grantor and with each other that no Owner has the power to execute any instrument, or take any action which will encumber the entire Fractional Interest of any other Owner, and that this covenant is hereby incorporated by reference in all future conveyances of the subject property and runs with the land.

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

Lester Deutsch
Lester Deutsch

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness.

STATE OF California
COUNTY OF Alameda

On December 10, 2014 before me Sara Marshall, a notary public, personally appeared, Lester Deutsch, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity and that by his 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.

Sara Marshall
Notary Signature



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. A Portion of: 1318-15-823-011
 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 \$ 9500.00
 b. Deed in Lieu of Foreclosure Only (value of property 0)
 c. Transfer Tax Value: \$ 9500.00
 d. Real Property Transfer Tax Due \$ 37.05

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 Suzanne Beck Capacity: title agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Lester Deutsch
 Address: 1151 Via Vista
 City: San Lorenzo
 State: CA Zip: 94580

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Trina M. Beck
 Address: 1004 Partick Road
 City: Napa
 State: CA Zip: 94558

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

Print Name: Timeshare Closings for Less
 Address: 1540 International Parkway
 City: Lake Mary

Escrow # _____
 State FL Zip: 32746