

**OFFICIAL RECORD**

Requested By:

PRYOR ROBERTSON BEASLEY &

SMITH

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 3 Fee: 16.00  
BK-1008 PG- 1304 RPTT: 0.00



**RECORDING REQUESTED BY:**

Pryor, Robertson, Beasley & Smith, PLLC  
P.O. Drawer 848  
Fort Smith, AR 72902-0848  
(479) 782-8813 Telephone  
(479) 785-0254 Facsimile

**WHEN RECORDED MAIL TO:**

Pryor, Robertson, Beasley & Smith, PLLC  
P.O. Drawer 848 (Batch 20SS)  
Fort Smith, AR 72902-0848  
(479) 782-8813 Telephone  
(479) 785-0254 Facsimile

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN No 1318-15-817-001 <sup>37A</sup>  
**Tax Statements To Be Sent To:**  
Wyndham Vacation Resorts, Inc.  
265 East Harmon Ave.  
Las Vegas, NV 89109

**TRUSTEE'S DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT C. Brian Meadors, as the duly appointed Substitute Trustee under Deeds of Trust referred to below and herein called Trustee, does hereby grant without any covenant or warranty, expressed or implied to Wyndham Vacation Resorts, Inc. , f/k/a Fairfield Resorts, Inc. f/k/a Fairfield Communities herein called Grantee, and the Beneficiary herein, the following described real property situated in Douglas County, Nevada, describing the land herein:

A 84,000/135,156,000 undivided fee simple interest in as tenants in common in Units 7101, 7102, 7103, 7201,7102, 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 to 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 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.

(See Exhibit "A" attached, list of timeshare properties foreclosed)

The Amount of the Unpaid Debt was: \$10,017.45  
The Amount paid by the Grantee: \$100.00

This conveyance is made pursuant to the powers conferred upon Trustee by Deeds of Trust executed by: Wyndham Vacation Resorts, Inc. f/k/a Fairfield Resorts, Inc., f/k/a Fairfield Communities, Inc. as Trustor(s), originally to Lawyers Title of Nevada as Trustee, and recorded in the official records, in the Office of the Recorder of Douglas County Nevada and after fulfillment of the conditions in said Deeds of Trust authorized this conveyance. All requirements of law regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sale Under Deed of Trust and Notice of Trustee's Sale and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee in compliance with said Notices of Trustee's Sale and in exercise of its powers under said Deeds of Trust sold said real property at public auction on September 29, 2008, Grantee, being the highest bidder at said sale, became the purchase of said property for the amount bid, being \$100.00 in lawful money of the United States by the full satisfaction of the indebtedness then secured by said Deeds of Trust.

TO HAVE AND TO HOLD the same unto the said Wyndham Vacation Resorts, Inc., Wyndham Vacation Resorts, Inc. f/k/a Fairfield Resorts, Inc. f/k/a Fairfield Communities, Inc. and unto its, successors and assigns forever, with all privileges and appurtenances thereunto belonging.

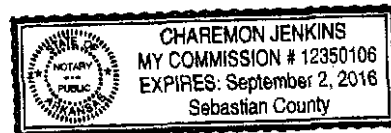
In witness whereof, C. Brian Meadors, as the Substitute Trustee, has this day, caused his hand and seal to be hereunto affixed.

AS SUBSTITUTE TRUSTEE AFORESAID

DATED: 10-6, 2008.

  
C. Brian Meadors

STATE OF ARKANSAS )  
 ) ss.  
COUNTY OF SEBASTIAN )



On this 6th day of October, 2008, personally appeared C. Brian Meadors, before me, a notary public, personally known or proved to me to be the person whose name is subscribed to the above instrument, who acknowledged that she executed the above instrument.

  
Notary Public

APN: 1318-15-817-001

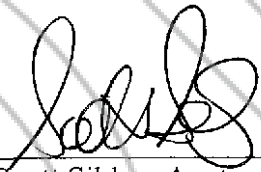
**DECLARATION OF SALE**


On September 29, 2008, I sold the timeshare properties listed below at public auction for a total bid of \$100.00 to Wyndham Vacation Resorts, Inc.:

CONTRACT #	NAMES	INSTRUMENT OR BOOK/PAGE	TAX PARCEL NUMBER	AMOUNT OF WINNING BID
410530968	Joseph J. Austin and Andraya L. Austin	1205-2607	1318-15-817-001	\$100.00

I declare under penalty of perjury that the foregoing is true and correct.

Executed on October 3<sup>rd</sup>, 2008.

  
\_\_\_\_\_  
Scott Sibley, Auctioneer

  
\_\_\_\_\_  
Notary Public

(Seal)

