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DOC # 0752790
10/26/2009 01:51 PM Deputy: KE
OFFICIAL RECORD
Requested By:
HAYES KARBER ALFORD & SMITH

RECORDING REQUESTED BY:

Gregory T. Karber
700 South 21st Street
Fort Smith, AR 72901
(479) 242-2638 Telephone
(800) 246-8182 Facsimile

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 3 Fee: 16.00
BK-1009 PG- 5177 RPTT: 0.00



WHEN RECORDED MAIL TO:

Gregory T. Karber
700 South 21st Street
✓ Fort Smith, AR 72901
(479) 242-2638 Telephone
(800) 246-8182 Facsimile

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 1318-15-819-001 *ptm*

Tax Statements To Be Sent To:
Wyndham Vacation Ownership, Inc.
f/k/a Fairfield Resorts, Inc.
265 East Harmon Ave.
Las Vegas, NV 89109

SUBSTITUTE TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Gregory T. Karber, as the duly appointed Substituted Trustee under a Deed 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., herein called Grantee, and the Beneficiary herein, the following described real property situated in Douglas County, Nevada, describing the land herein:

A 84,000/ 90,245,000 Undivided fee simple interest 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.

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



The Amount of the Unpaid Debt was: \$11,181.59
The Amount paid by the Grantee: \$100.00

This conveyance is made pursuant to the powers conferred upon Trustee by Deed of Trust executed by: Wyndham Vacation Resorts, Inc. (formerly Fairfield resorts, 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 to 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 Deed of Trust sold said real property at public auction on September 11, 2009, Grantee, being the highest bidder at said sale, became the purchase of said property for the amount bid, being \$200.00 in lawful money of the United States by the full satisfaction of the indebtedness then secured by said Deed of Trust.

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

In witness whereof, Gregory T. Karber, as the Substituted Trustee, has this day, caused his name and seal to be hereunto affixed.

AS TRUSTEE AFORESAID

Gregory T. Karber

DATED: 9/30, 2009

STATE OF ARKANSAS)

)ss.

COUNTY OF SEBASTIAN)

On this 30th day of September, 2009, personally appeared Gregory T. Karber, 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 he/she executed the above instrument.

Notary Public

(SEAL)



APN No.: 1318-15-819-001

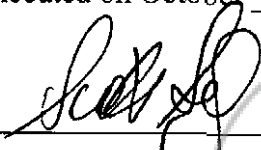
DECLARATION OF SALE

On September 11, 2009, I sold the timeshare properties listed below at public auction for a total bid of 100.00, to Wyndham Vacation Resorts, Inc.:


<u>Contract No.</u>	<u>Debtor(s)</u>	<u>Original Deed of Trust Recording Information</u>	<u>Amount of Winning Bid at Foreclosure Sale</u>
570603886	Reuel Erickson and Kimberly Erickson	0806-4341	100

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

Executed on October 1, 2009



 Scott Sibley



 Notary Public

