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DOC # 0769615 08/31/2010 03:46 PM Deputy: OFFICIAL RECORD

OFFICIAL RECORD
Requested By:

GUNTER HAYES & ASSOCIATES

LLC

Douglas County - NV Karen Ellison - Recorder

Page: 1 0

of 3 Fee:

16.00

BK-0810 PG- 7327 RPTT:

0.00



CONTRACT NO: 000580620706
This Instrument Prepared By and Return To:
Kim Thompson
Title Services
Wyndham Vacation Resorts, Inc.
8427 SouthPark Circle
Orlando, FL 32819

## WARRANTY DEED IN LIEU OF FORECLOSURE

THIS DEED, made this 05/25/2010 by and between Carole Rich, whose address is PO BOX 12457, ZEPHYR COVE, NV 89448, as Grantor(s); and WYNDHAM VACATION RESORTS, INC., a Delaware corporation. Fairfield Resorts, Inc., as Grantee

## WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the aforesaid Grantee, its successors and assigns, the following described property.

A 182,000/183,032,500 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 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").

This conveyance is subject to:

- 1. Real Estate Taxes for the current year and all subsequent years.
- 2. Declaration of Condominium and all Amendments thereto.
- 3. Zoning and other land use restrictions imposed by public authorities.
- 4. Rights or claims of parties in possession not shown by the Public Records.
- 5. Easements or claims of easements not shown by the Public Records.
- 6. Encroachments, overlaps, boundary line disputes, and other matters, which would be disclosed by an accurate survey or inspection of the premises.
- 7. Any adverse claim to any portion of the above described property, which has been created by artificial means or has accretion, and riparian rights, if any.
- 8. Restrictions, conditions, encumbrances, liens, prohibitions, and other requirements of record.

This Deed in Lieu of Foreclosure is an absolute conveyance in satisfaction of that certain Mortgage, and Note incorporated by reference therein, dated 05/04/2006, and recorded on 9-24-07 in Official Records Book No: 907, at Page No: 5340, of the Public Records of Douglas County, Nevada, given by Carole Rich as Mortgagor(s), to Wyndham Vacation Resorts, Inc., as Mortgagee and mortgaged the above described real property.

By execution hereof, Grantor does hereby release Grantee from any and all claims of any kind or nature arising out of said Mortgage, and Note incorporated by reference therein, and by acceptance of this Warranty Deed in Lieu of Foreclosure, Grantee does hereby release Grantor from any and all claims of any kind or nature arising out of said Mortgage, and Note incorporated by reference therein, with both Grantor and Grantee understanding and acknowledging the significance and consequence of their specific intention to mutually release all claims. The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors, and assigns of the respective parties hereto. The Grantor does hereby fully warrant to Grantee that Grantor is lawfully seized in the property; that Grantor has good, right and lawful authority to sell and convey said property; and Grantor hereby covenants with the Grantee that Grantor will forever warrant and defend the title to the property against all claims whatsoever.

DATED this 05/25/2010.

Carole Rich	
Grantor: CAROLE RICH	
	ACKNOWLEDGEMENT  LISTADIO
	(340)
	1151
STATE OF	1 61
) ss.	
COUNTY OF)	
On this the day of	before me, the undersigned, a Notary
Public, within and for the County of	
commissioned qualified, and acting to me ap	ppcared in person CAROLE RICH, to me personally well
known as the person(s) whose name(s) appe	ear upon the within and foregoing deed of conveyance as the
grantor and stated that they had executed th	e same for the consideration and purposes therein mentioned
and set forth, and I do hereby so certify.	
and our form, and I do not only so to the	
IN TESTIMONIVATHEREOF 15	ave hereunto set my hand and official seal as such Notary
Public at the County and State aforesaid on	
rubile at the County and State aforesaid on	this, zo
Signature:	
Print Name:	/ /
Notary Public	/ /
My Commission Expires:	

See attached certificate per California Civil Code section 1189. and 6/15/2010

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

@101/01/01/01/01/01/01/01/01/01/01/01/01/		
State of California  County of Sacramento	_}	
On June 15, 2010 before me, Annel	te H. Sansina Nota	ry Public
Date Detore The, 7177127	Here Insert Name and Title of the Officer	7 3
personally appeared <u>Carole Rich</u>		
	Name(s) of Signer(s)	
		4
ANNETTE H. SANSING COMM.# 1746268 NOTARY PUBLIC-CALIFORNIA (V) SACAMMENTO COUNTY MY COMM. EXP. JUNE 18, 2011	who proved to me on the basis of satisfate the person(s) whose name(s) is/are within instrument and acknowledge e/she/th/sy executed the same in his/he apacity(i) and that by his/her/their sinstrument the person(s), or the entity which the person(s) acted, executed the certify under PENALTY OF PERJURY of the State of California that the foregoing and correct.	subscribed to the ed to me that or/ther authorized gnature(s) on the upon behalf of instrument.
	WENESO Level of a Waish and	
	VITNESS my hand and official seal.	$\alpha$ .
	Signature Wwith N. A	Lansing
Place Notary Seal Above	Signature of Notary Put	nlic
Though the information below is not required by law, it m and could prevent fraudulent removal and reat	ay prove valuable to persons relying on the doc tachment of this form to another document.	umeni
Description of Attached Document	\ \	
	ed in Lieu of Ford	eclosure
Document Date: May 25, 2010	Number of Pages:	<u>vo</u>
Signer(s) Other Than Named Above:		
Capacity(i)s) Claimed by Signer(s)		
Signer's Name: Carole Rich	Signer's Name:	
M Individual	□ Individual	
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):	<del></del>
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General	RIGHT THUMBPRINT OF SIGNER
☐ Attorney in Fact ☐ Trustee ☐ Trustee ☐ Trustee ☐ Trustee ☐ Trustee	<ul><li>☐ Attorney in Fact</li><li>☐ Trustee</li></ul>	Top of thumb here
☐ Guardian or Conservator	☐ Guardian or Conservator	
□ Other:	Other:	_
Washington and the second		_
Signer Is Representing:	Signer Is Representing:	-
-Gelf		-