

OFFICIAL RECORD

Requested By:

GUNTER HAYES & ASSOCIATES

LLC

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 of 3 Fee: 16.00  
BK-0810 PG- 7341 RPTT: 0.00



CONTRACT NO: 000570705186  
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 05/07/2010 by and between Bruce Ellis and Dale Armor, Joint Tenants With the Right of Survivorship, 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 84,000/138,156,000 undivided fee simple interest as tenants in common 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").

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 06/19/2007, and recorded on 5-14-08 in Official Records Book No. 508, at Page No. 3060, of the Public Records of Douglas County, Nevada, given by Bruce Ellis and Dale Armor, Joint Tenants With the Right of Survivorship 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 05/07/2010.

*Bruce Ellis*  
Grantor: BRUCE ELLIS

ACKNOWLEDGEMENT

STATE OF Oklahoma )  
 ) ss.  
COUNTY OF Oklahoma )

On this the 17 day of MAY, 20 10 before me, the undersigned, a Notary Public, within and for the County of Oklahoma, Oklahoma, commissioned qualified, and acting to me appeared in person BRUCE ELLIS, to me personally well known as the person(s) whose name(s) appear upon the within and foregoing deed of conveyance as the grantor and stated that they had executed the same for the consideration and purposes therein mentioned and set forth, and I do hereby so certify.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal as such Notary Public at the County and State aforesaid on this 19 day of may, 20 10.

Signature: *Ryan Terrell*  
Print Name: Ryan Terrell  
Notary Public  
My Commission Expires: Nov. 26, 2011



Dale Armor  
Grantor: DALE ARMOR

ACKNOWLEDGEMENT

STATE OF Oklahoma )  
 ) ss  
COUNTY OF Oklahoma )

On this the 19 day of MAY, 20 10 before me, the undersigned, a Notary Public, within and for the County of Oklahoma, Oklahoma commissioned qualified, and acting to me appeared in person DALE ARMOR, to me personally well known as the person(s) whose name(s) appear upon the within and foregoing deed of conveyance as the grantor and stated that they had executed the same for the consideration and purposes therein mentioned and set forth, and I do hereby so certify.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal as such Notary Public at the County and State aforesaid on this 19 day of MAY, 2010.

Signature: [Signature]  
Print Name: RYAN TERRELL  
Notary Public  
My Commission Expires: NOV-26, 2011

