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CONTRACT NO: 000570603340
This Instrument Prepared By and Return To:
Kim Thompson
Title Services
Wyndham Vacation Resorts, Inc.
8427 SouthPark Circle
Orlando, FL 32819

DOC # 0781912 04/21/2011 02:22 PM Deputy: SD OFFICIAL RECORD

OFFICIAL RECORD
Requested By:

GUNTER HAYES & ASSOCIATES
LLC

Douglas County - NV Karen Ellison - Recorder

Page: 1 Of 4 Fee: 17.00 BK-0411 PG-3978 RPTT: 0.00



WARRANTY DEED IN LIEU OF FORECLOSURE

THIS DEED, made this 12/30/10 by and between Janos Hortobagyi and Brenda Hortobagyi. 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 154,000/90,245,000 undivided fee simple interest as tenants in common in Units 9101, 9102, 9103, 9104, 9201, 9203 and 9204 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 04/18/2006, and recorded on $\sqrt{8-8-06}$ in Official Records
Book No: VOL , at Page No: 2756 , of the Public Records of Douglas County, Nevada, given by
Janos Hortobagyi and Brenda Hortobagyi. Joint Tenants With The Right of Survivorship. as Mortgagor(s), to
Wyndham Vacation Resorts, Inc., as Mortgagee and mortgaged the above described real property.

BK- 0411 PG- 3979

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.

the property against all claims whatsoever.
DATED this 12/30/2010,
Grantor: JANOS HORTOBAGYI ACKNOWLEDGEMENT
STATE OF CA COUNTY OF SOLAHO Ss.
COUNTY OF SOLAHO
On this the 18 day of AMMADY, 20 11 before me, the undersigned, a Notary
Public, within and for the County of Sol-Arto, commissioned qualified, and acting to me appeared in person JANOS HORTOBAGYI, 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 day of, 20
SEE ATTACHED CA. ACKNOWLEDGEMENT
Signature.
Print Name:
Notary Public My Commission Expires:
··· J Commission Supriso.

STATE OF COUNTY OF On this the day of , 20 before me, the undersigned, a Notary Public, within and for the County of commissioned qualified, and acting to me appeared in person BRENDA HORTOBAGYI, to me personally well known as the person(s) whose pame(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, have hereunto set my hand and official seal as such Notary day of ______, 20 Public at the County and State aforesaid on this SEE ATTACHED Signature: CA. ACKNOWLEDGEMENT Print Name: Notary Public My Commission Expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

County of Solano On Jan 18 2011 before me, Triny Lopez, Notary Public None near Name and rise of the Casco personally appeared JANOS HORTOBASY! And Description of Atlached Document Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (Pare subscribed to the within instrument and acknowledged to me that beside here they executed the same in hereful their signature(s) on the instrument here person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. TRINY LOPEZ COMM. #1756084 ENAMO COUNTY WIS COMM. #1756084 ENAMO E	Charles of California			
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personally appeared	•			\ \
Personally appeared DRENDA HORTOBAGY And	On <u>JUN-18 2011</u>	before me,		
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Place Notary Seal Above OPTIONAL Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and realtachment of this form to another document. Description of Attached Document Title or Type of Document: Number of Pages:	COMM. #1 NOTARY PUBLIC SOLANO C	756084 - CALIFORNIA COUNTY	of the State of California the true and correct.	at the foregoing paragraph is
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