

Doc Number: **0813796**

12/03/2012 01:38 PM

OFFICIAL RECORDS

Requested By:  
**BACK OFFICE LLC**

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00

Bk: 1212 Pg: 204 RPTT \$ 0.00



Deputy sg

Tax Parcel No.: 1318-15-817-001 PTN  
Contract No.: 410527956  
South Shore: 12.13.11

Name: Gwendolyn Talvert and Dwight Marshall, Sr.

**Recording Requested By and Return To:**

✓ Back Office, LLC  
John D. Alford, Manager  
700 South 21<sup>st</sup> Street  
Fort Smith, AR 72901  
Phone: (479) 242-8814  
Fax: (479) 242-2715

**Tax Statements To Be Sent To:**

Wyndham Vacation Ownership, Inc.  
f/k/a Fairfield Resorts, Inc.  
265 East Harmon Ave.  
Las Vegas, NV 89109

SPACE ABOVE FOR RECORDER'S USE ONLY

**TRUSTEE'S DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT **Back Office, LLC**, a Nevada limited liability company, the duly appointed Substitute Trustee, acting through its duly appointed Manager, John D. Alford, under a Deed of Trust referred to below and herein called Trustee, does hereby grant without any covenant or warranty, express 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 as follows:

A 105000/138,156,000 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 attached Declaration of Sale which is incorporated herein by reference)

**The Amount of the Unpaid Debt was: \$16125.27**

**The Amount paid by the Grantee: \$100.00**

This conveyance is made pursuant to the powers conferred upon Trustee by the Deed of Trust executed by: Wyndham Vacation 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 Deed of Trust authorized this conveyance. All requirements of law regarding the mailing, personal delivery and publication of copies of the 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

Tax Parcel No.: 1318-15-817-001 PTN  
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satisfied. 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 **October 31, 2012**, Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being **\$100.00** in lawful money of the United States in 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 successors and assigns forever, with all privileges and appurtenances thereunto belonging.

In Witness Whereof, **John D. Alford**, Manager of Back Office, LLC, a Nevada limited liability company, as the Substitute Trustee, has this day, caused its name and seal to be hereunto affixed.

TRUSTEE:

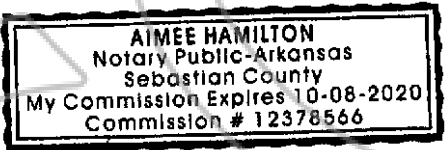
**Back Office, LLC, a Nevada  
Limited liability company**

By *John D. Alford*  
**John D. Alford, Manager of Trustee**

DATED: November 28, 2012

STATE OF ARKANSAS            )  
  )ss.  
COUNTY OF SEBASTIAN        )

On November 28, 2012, personally appeared John D. Alford, Manager for Back Office, LLC, before me, Aimee Hamilton 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.



WITNESS my hand and official seal.

*Aimee Hamilton*  
Aimee Hamilton  
(Notary Public)  
(Seal)


APN No.: 1318-15-817-001  
South Shore: 12.13.11

**DECLARATION OF SALE**

On October 31, 2012 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 DOT Recording Information</u>	<u>Document No. SS</u>	<u>Amount of winning bid at Foreclosure Sale</u>
410527956	Gwendolyn Talvert and Dwight Marshall, Sr.	0806-6282	682360	\$100.00

I declare under the penalty of perjury that the foregoing is true and correct, Executed on October 31, 2012.



Steve Goss

STATE OF NEVADA §

COUNTY OF DOUGLAS §

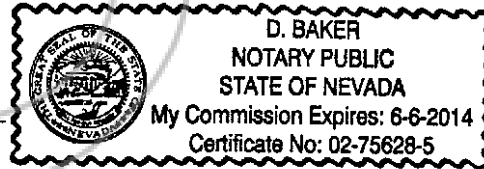
This instrument was acknowledged before me on 11 7, 2012

D. BAKER  
Notary Public (Print name)

SEAL



Notary Public (Signature)



My Commission Expires: 6-6-14  
Commission No: 02-75628-5

**Do Not Stamp Seal or Sign outside the marginal area for recording purposes**