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CONTRACT NO: 000570807396
This Instrument Prepared By and Return ToKim Thompson
Title Services
Wyndham Vacation Resorts, Inc.
8427 SouthPark Circle
Orlando, FL 32819

Doc Number: **0818898**

02/25/2013 02:12 PM OFFICIAL RECORDS

Requested By:

GUNTER HAYES & ASSOCIATES

DOUGLAS COUNTY RECORDERS Karen Ellison - Recorder

Page: 1 Of 4 Fee: \$ 17.00 Bk: 0213 Pg: 6626 RPTT \$ 0.00

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS DEED, made this 01/14/2011 by and between Gricelda Becerra and Ruben Becerra, Wife and Husband, 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 84,000/183,032,500 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 08/29/2008, and recorded on 11-7-08 in Official Records Book No: 1108, at Page No: 120, of the Public Records of Douglas County, Nevada, given by Gricelda Becerra and Ruben Becerra. Wife and Husband as Mortgagor(s), to Wyndham Vacation Resorts, Inc., as Mortgagee and mortgaged the above described real property.

BK: 0219 PG: 6627 02/25/2013 02 12 PM

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 01/14/2011.			\sim
Anirelda Be	gent.	Inicelda D	Severa
Grantor: GRICELDA BECERRA		_ \	
	<u>ACKNOWLEI</u>	<u>DGEMENT</u>	
/		\ \	
STATE OF)))	
) ss.		/ /	
COUNTY OF)		/ /	
On this the day of	. 20	before me, the unders	igned, a Notary
Public, within and for the County of	7		
commissioned qualified, and acting to me appeared	d in person GRI	CELDA-BECERRA,	to me personally
well known as the person(s) whose name(s) appea			
the grantor and stated that they had executed the s			
and set forth, and I do hereby so certify.		/)	
	/ /		
IN TESTIMONY WHEREOF, I have her	reunto set my ha	nd and official seal as	such Notary
Public at the County and State aforesaid on this	day o		, 20
	/ /	/	
Signature:			
Print Name:			
Notary Public			
My Commission Expires:			

28 18898 Page: 3 of 4

BK: 0219 PG: 6628 02/25/2013 02:12 PM

Ruben Becerra
Grantor: RUBEN BECERRA

ACKNOWLEDGEMENT

STATE OF CALIFORNIA	\ \
) ss.	\ \
COUNTY OF LOS ANGELEA)	\ \
	. \ \ \
On this the 13 day of JULY, 2017 before me, the un	dersigned, a Notary
Public, within and for the County of 105 ANGELES , STATE OF	<u>CA.</u>
commissioned qualified, and acting to me appeared in person RUBEN BECERRA,	
known as the person(s) whose name(s) appear upon the within and foregoing deed of	
grantor and stated that they had executed the same for the consideration and purpose	s therein mentioned
and set forth, and I do hereby so certify.	
	/
IN TESTIMONY WHEREOF, I have hereunto set my hand and official sea	
Public at the County and State aforesaid on this	, 20 <u>12</u> .
Signature: Luben Blurn Print Name: RESERRA	
Print Name: RUBEN REGERRA	
Notary Public	
My Commission Expires: 08-08-7015	
	The state of the s

BK: 0213 PG: 6629 02/25/2013 02:12 PM

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

LIFORNIA ALL-PURPOSE ACKNOW!		CIVIL CODE \$
State of California)	Λ
County of LOS ANGIELES	}	
	— J	\ \
On <u>67-13-2012</u> before me, <u>HARS</u>	Here Insert Name and Nile of the Officer	PUBLIC
personally appeared GRICELDA B	D	1 1
	Name(s) of Signer(s)	\ \
BECERRA -		41
HARSH NAYYAR Commission # 1943927 Notary Public - California Los Angeles County My Comm. Expires Aug 8, 2015	who proved to me on the basis vidence to be the person(s) whose ubscribed to the within instrument and me that has the they executed he has their authorized capacity (ies) is had their signature (s) on the interson(s), or the entity upon behalf erson(s) acted, executed the instrumental certify under PENALTY OF PERJULIANS of the State of California that aragraph is true and correct.	name(s) Make acknowledged the same in , and that by nstrument the f of which the nent.
Place Notary Seal Above	Signature: Signature of Notary Pul	ollo We
Though the information below is not required by law, it	TT TTE	ne document
and could prevent fraudulent removal and r	reattachment of this form to another documer	nt.
Description of Attached Document	SCT TO USU AF DAY	erinsube
Title or Type of Document: WARRANTY T Document Date: 01-14-2011	1 1	
Signer(s) Other Than Named Above:	/ /	
Capacity(ies) Claimed by Signer(s)		
Signer's Name: GRICELDA BECFRA	_ Signer's Name: RUBEN BE	CERRA
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):	
M Individual PIGHT.THUMBPRINT	☑ndividual	RIGHT THUMBPRINT
☐ Partner — ☐ Limited ☐ General Top of thumb here	☐ Partner — ☐ Limited ☐ General	Top of thumb here
☐ Attorney in Fact	☐ Attorney in Fact	
☐ Trustee	□Trustee	
☐ Guardian or Conservator	☐ Guardian or C onservator	
□ Other:	☐ Other:	
	b	
Signer Is Representing.	Signer Is Representing:	
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