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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



Deputy: sg

CONTRACT NO: 000570807396

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 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: 972, 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.

Ruben Becerra
Grantor: RUBEN BECERRA

ACKNOWLEDGEMENT

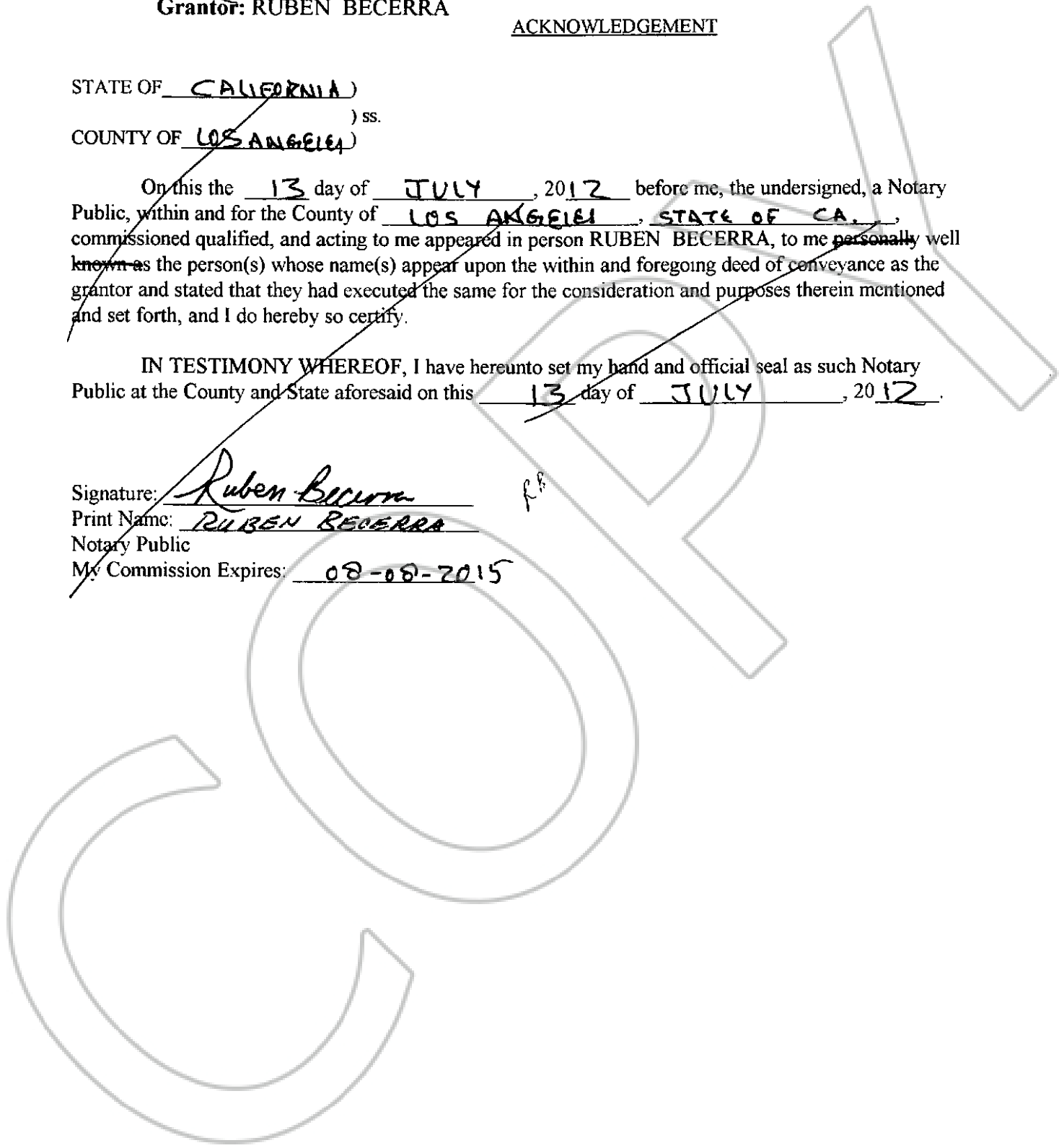
STATE OF CALIFORNIA
) ss.
COUNTY OF LOS ANGELES

On this the 13 day of JULY, 2012 before me, the undersigned, a Notary Public, within and for the County of LOS ANGELES, STATE OF CA., commissioned qualified, and acting to me appeared in person RUBEN BECERRA, to me personally well known as the person(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 13 day of JULY, 2012.

Signature: Ruben Becerra
Print Name: RUBEN BECERRA
Notary Public
My Commission Expires: 08-08-2015

RP



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

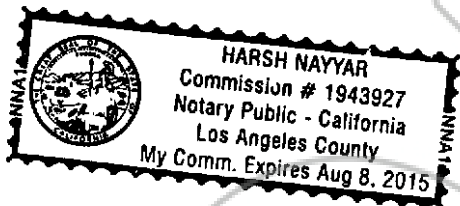
State of California

County of LOS ANGELES

On 07-13-2012 before me, HARSH NAYYAR (NOTARY PUBLIC)

personally appeared GRICELDA BECERRA & RUBEN BECERRA

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) I have subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Harsh Nayyar

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 reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED IN LIEU OF FORECLOSURE

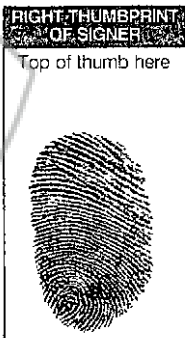
Document Date: 01-14-2011 Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: GRICELDA BECERRA Signer's Name: RUBEN BECERRA

- Corporate Officer, Individual, Partner, Attorney in Fact, Trustee, Guardian or Conservator, Other



Signer Is Representing:

Signer Is Representing: