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04/18/2013 02:33 PM

OFFICIAL RECORDS

Requested By
GUNTER HAYES

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 3 Fee: \$ 16.00

Bk: 0413 Pg: 5267 RPTT \$ 0.00



Deputy pk

16
CONTRACT NO: 000580636660
This Instrument Prepared By and Return To:
Kim Thompson
Title Services
Wyndham Vacation Resorts, Inc.
8427 SouthPark Circle
Orlando, FL 32819

✓ Gunter-Hayes
3200 W Tyler, Ste D
Conway, AR 72034

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS DEED, made this 11/19/2012 by and between **Robin Debow and Shannon R Debow Joint Tenants with 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 154,000/138,156,000 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 08/05/2006, and recorded on 1/24/2007 in Official Records Book No: 107, at Page No: 6680 of the Public Records of Douglas County, Nevada, given by Robin Debow and Shannon R Debow Joint Tenants with Right of Survivorship as Mortgagor(s), to Wyndham Vacation Resorts, Inc., as Mortgagee and mortgaged the above described real property.

Shannon R. DeBow
Grantor: SHANNON R. DEBOW

ACKNOWLEDGEMENT

STATE OF Washington)
) ss.
COUNTY OF Lewis)

On this the 5th day of December, 20 12 before me, the undersigned, a Notary Public, within and for the County of Lewis, State of Washington, commissioned qualified, and acting to me appeared in person SHANNON R. DEBOW, 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 5th day of December, 20 12.

Signature: Bart J. Ricks
Print Name: Bart J. Ricks
Notary Public
My Commission Expires: 4-19-16

