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Doc Number: **0823460**

05/13/2013 02:55 PM

OFFICIAL RECORDS

Requested By
BACK OFFICE, LLC

Tax Parcel No.: 1318-15-819-001
Contract No.: 570507269
South Shore: 7.31.12

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00
Bk: 0513 Pg: 3250 RPTT \$ 3.90



Deputy 59

Names: Sam Biggs, Jennifer Biggs

Recording Requested By And Return To:

Back Office, LLC
John D. Alford, Manager
700 South 21st 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

SAVE SPACE ABOVE FOR RECORDER'S USE

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Back Office, LLC, a Nevada limited liability company as 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, expressed 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:

A 77,000/ 90,245,000 Undivided fee simple interest 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"). 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)

The Amount of the Unpaid Debt was: \$6,128.65

The Amount paid by the Grantee: \$801.00

This conveyance is made pursuant to the powers conferred upon Trustee by Deed of Trust executed by: Wyndham Vacation Resorts, Inc. (formerly Fairfield 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 Deeds of Trust authorized this conveyance. All requirements of law regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sale Under Deed of Trust and Notice of Trustee's Sale and the posting of copies

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of Notice of Trustee's Sale have been complied with. 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 April 3, 2013, Grantee, being the highest bidder at said sale, became the purchase of said property for the amount bid, being \$801.00 in lawful money of the United States by the 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 heirs, 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

By 
John D. Alford, Manager


DATED: April 25, 2013

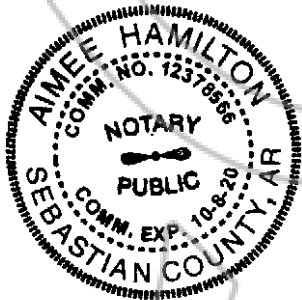
STATE OF ARKANSAS §

COUNTY OF SEBASTIAN §

On April 25, 2013, 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
(Notary Public)
(Seal)



APN No.: 1318-15-819-001
South Shore: 7.31.12

DECLARATION OF SALE

On April 3, 2013 I sold the timeshare properties listed below at public auction for a total bid of \$801.00, 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>
570507269	Sam Biggs, Jennifer Biggs	03606-8169	670542	\$801.00

I declare under the penalty of perjury that the foregoing is true and correct, Executed on April 3, 2013.


Steve Goss

STATE OF NEVADA §

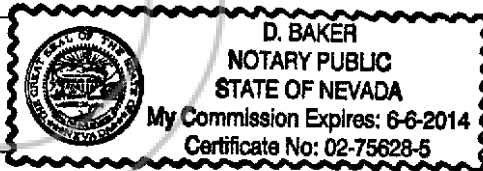
COUNTY OF DOUGLAS §

This instrument was acknowledged before me on 4/24, 2013

D. BAKER

Notary Public (Print name)


Notary Public (Signature)



SEAL

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

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