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04/01/2014 11:51 AM

OFFICIAL RECORDS

Requested By:

GUNTER-HAYES & ASSOCIATES LLC

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00

Bk: 0414 Pg: 187 RPTT \$ 7.80



Deputy: ar

CONTRACT NO: 000571103498

This Instrument Prepared By ~~and Return To:~~

Wyndham Vacation Resorts, Inc.

Title Services

6277 Sea Harbor Drive

Orlando, FL 32821

Return to:

Gunter-Hayes & Associates LLC

3200 W. Tyler St., Suite D

Conway, AR 72034

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS Warranty Deed in Lieu of Foreclosure, made this 12/16/2013 by and between **Roberta Jimenez and Victor Jimenez**, 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 105,000/128,986,500 undivided fee simple interest as tenants in common in Units 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 and 10304 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 is accepted in full satisfaction of Grantor's obligations to Tahoe at South Shore Vacation Owners Association, Inc. whose claims and lien rights against Grantor and the Grantor's property, whether recorded or not, were previously assigned to Grantee.

By execution hereof, Grantor does hereby release Grantee from any and all claims of any kind or nature arising out of the lien created by the Declaration of Restrictions for Fairfield Tahoe at South Shore recorded

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October 28, 2004 in Book 1004, Page 13107 as Instrument Number 628022, official records of Douglas County, Nevada, 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 Declaration of Restrictions, which both Grantor and Grantee understand and acknowledge 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 subject only to the encumbrances specifically enumerated herein; that Grantor has good, right and lawful authority to sell and convey the 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 12/16/2013.

Roberta Jimenez
Grantor: ROBERTA JIMENEZ

ACKNOWLEDGEMENT

STATE OF California)
) ss.
COUNTY OF San Diego)

On this the 30th day of December, 20 13 before me, ^{BS Paclivar} ~~the undersigned~~, a Notary Public, within and for the County of San Diego, State of California, commissioned qualified, and acting to me appeared in person ROBERTA JIMENEZ, 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 30th day of December, 20 13.

Signature: _____
Print Name: _____
Notary Public
My Commission Expires: _____

State of California, County of San Diego) ss.
On Dec 30 2013 before me BS Paclivar
Notary Public, personally appeared Roberta Jimenez
who proved to me on the basis of satisfactory evidence to be the
person(s) whose name(s) are 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.

BS Paclivar



Victor M Jimenez
Grantor: VICTOR JIMENEZ

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ACKNOWLEDGEMENT

STATE OF _____)
) ss.
COUNTY OF _____)

On this the _____ day of _____, 20____ before me, the undersigned, a Notary Public, within and for the County of _____, State of _____, commissioned qualified, and acting to me appeared in person VICTOR JIMENEZ, 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 _____ day of _____, 20____.

Signature: _____
Print Name: _____
Notary Public
My Commission Expires: _____

State of California County of San Diego) ss.
On Dec 30 2013 before me B S Paclivar
Notary Public, personally appeared VICTOR JIMENEZ
who proved to me on the basis of satisfactory evidence to be the
person(s) whose name(s) are subscribed to the within instrument and
acknowledged to me that he executed the same in
his authorized capacity(ies), and that by his signature
(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.

B S Paclivar

