

Doc Number: **0845611**

07/02/2014 02:25 PM

OFFICIAL RECORDS

Requested By

GUNTER-HAYES & ASSOCIATES LLC

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 3 Fee: \$ 16.00

Bk: 0714 Pg: 632 RPTT \$ 0.00



Deputy ar

Tax Parcel No.: 1318-15-820-001
Contract No.: 580547263
South Shore Batch: SS: 7.31.13

Mail Tax Bills To:
Wyndham Vacation Resorts, Inc.
8427 South Park Circle,
Orlando, FL 32819

Prepared By:
Back Office, LLC
John D. Alford, Manager
700 South 21st ST.
Fort Smith, AR 72901

Return To:
Gunter-Hayes & Associates LLC
3200 W Tyler St. Suite D
Conway, AR 72034

DEED IN LIEU OF FORECLOSURE

THIS DEED, made this 4th day of November, 2013 by and between **John H. Baldwin and Kristy L. Baldwin**, as Joint Tenants With Right of Survivorship, 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 theses presents does grant, bargain, sell and convey unto the aforesaid Grantee, its successors and assigns, the following described property:

A **77000/128986500** Undivided fee simple interest as tenants in common in Units 10101, 10102, 10103, 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"). Less and except all minerals and mineral rights which minerals and mineral rights are hereby reserved unto the Grantor, its successors and assigns.

Tax Parcel No.: 1318-15-820-001
Contract No.: 580547263
South Shore Batch: SS: 7.31.13

This conveyance is subject to:

- Real Estate Taxes for the current year and all subsequent years.
- Declaration of Condominium and all Amendments thereto.
- Zoning and other land use restrictions imposed by public authorities.
- Rights or claims of parties in possession not shown by the Public Records.
- Easements or claims of easements not shown by the Public Records.
- Encroachments, overlaps, boundary line disputes, and other matters, which would be disclosed by an accurate survey or inspection of the premises.
- 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.
- 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 Deed of Trust and Assignment incorporated by reference therein, dated _____, and recorded on _____. Date, in Official records as Document Number _____, Book/Instrument No. _____, of the Public Records of Douglas County Nevada, given by the above named Grantor(s) or his/her/their/its predecessor in title as Trustor(s) (Mortgagor(s) to Wyndham Vacation Resorts, Inc, (f/k/a) Fairfield Resorts Inc., as Beneficiary (mortgagee) on the above described undivided timeshare interest.

By execution hereof, Grantor does hereby release Grantee from any and all claims of any kind or nature arising out of said Deed of Trust and Assignment 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 Deed of Trust, 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.

[SIGNATURE PAGE TO FOLLOW]

Tax Parcel No.: 1318-15-820-001
Contract No.: 580547263
South Shore Batch: SS: 7.31.13

DATED this 4 day of NOV. 2013 ^{with 05}
Grantor: [Signature] Grantor: [Signature]
John H. Baldwin Kristy L. Baldwin

Space below for Notary Public Only

ACKNOWLEDGMENT

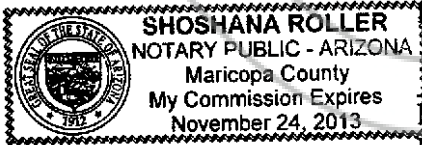
STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

On this the 4th day of NOV, 2013 before me, the undersigned, a Notary Public, within and for the County of Maricopa, commissioned qualified, and acting to me appeared in person **John H. Baldwin and Kristy L. Baldwin**, 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 purpose 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 4th day of NOV, 2013.

Signature: [Signature]

Print Name: Shoshana Roller



Notary Public
My Commission Expires: 11/24/13

(Please Do **NOT** Stamp or Sign outside this Box)