

CONTRACT NO: 580626166
This Instrument Prepared By and Return To:
Wyndham Vacation Resorts, Inc.
Title Services
6277 Sea Harbor Drive
Orlando, FL 32821

DOUGLAS COUNTY, NV
RPTT:\$7.80 Rec:\$16.00
\$23.80 Pgs=3
2015-865343
06/26/2015 09:35 AM
FIRST AMERICAN - NVOD LAS VEGAS
KAREN ELLISON, RECORDER

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS Warranty Deed in Lieu of Foreclosure, made this 11-19-14 by and between Steve Nicolet and Terri Nicolet, whose address is 7837 Yakima Avenue, Tacoma, WA 98408, 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:

See Exhibit "A" attached hereto.

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 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 Nov. 19, 2014.

Steve Nicolet
Steve Nicolet

Terri Nicolet
Terri Nicolet

ACKNOWLEDGEMENT

STATE OF Washington)
COUNTY OF Pierce) ss.

On this the 19th day of November, 2014, before me, the undersigned, a Notary Public, within and for the County of Pierce, State of Washington, commissioned qualified, and acting to me appeared in person Steve Nicolet and Terri Nicolet 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 19th of November 2014.

Signature: Laura E. Shane
Print Name: Laura E. Shane
Notary Public
My Commission Expires: 05-15-2015

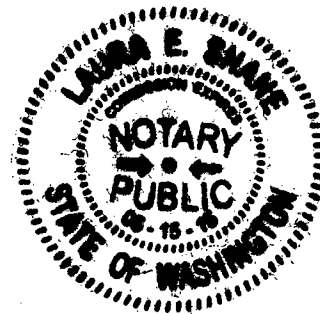


Exhibit A

File No: 1180-3186755

Property: 180 Elks Point Road, Zephyr Cove, NV 89448

A 84,000/109,787,500 UNDIVIDED FEE SIMPLE INTEREST AS TENANTS IN COMMON IN UNITS 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302, AND 8303 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.

THE PROPERTY IS A/AN BIENNIAL OWNERSHIP INTEREST AS DESCRIBED IN THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE AND SUCH OWNERSHIP INTEREST HAS BEEN ALLOCATED 168,000 POINTS AS DEFINED IN THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE WHICH POINTS MAY BE USED BY GRANTEE IN ODD RESORT YEAR(S).

A.P.N. 1318-15-818-001 PTN

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) ~~462-21-314-002-003~~
 b) 1318-15-818-001-PTN
 c) _____
 d) _____

2. Type of Property
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other Timeshare

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$ 1806.14
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$ 1806.14
 d) Real Property Transfer Tax Due \$ 7.80

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: AGENT
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Steve Nicolet and Terri Nicolet
 Address: 7837 Yakima Avenue
 City: Tacoma
 State: Wa Zip: 98408

Print Name: Wyndham Vacation Resorts, Inc
 Address: 6277 Sea Harbor Drive
 City: Orlando
 State: FL Zip: 32821

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Title Insurance Co. File Number: 580626166^L
 Address: 400 S. Rampart Blvd., Suite 290
 City: Las Vegas State: NV Zip: 89145

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)