DOUGLAS COUNTY, NV

RPTT:\$306.15 Rec:\$15.00

Total:\$321.15

11/24/2015 12:28 PN

GUNTER HAYES & ASSOCIATES LLC

CONTRACT NO: 000170507727 This Instrument Prepared By and Return To: Wyndham Vacation Resorts, Inc. Title Services 6277 Sea Harbor Drive Orlando, FL 32821



KAREN ELLISON, RECORDER

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS Warranty Deed in Lieu of Foreclosure, made this 07/29/2015 by and between Jacquelyne K Rugg. 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 721,000/109,787,500 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").

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

DATED this 07/29/2015.

whatsoever.

STATE OF COUNTY OF Hay VI before me, the undersigned, a Notary On this the // day of Public, within and for the County of , State of commissioned qualified, and acting to me appeared in person JACQUELYNE K RUGG, 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 Print Name Notary Public My Commission Expires: 01-30-2017

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)	^
a. 1318-15-818-001 PTN	
b.	
c.	
d.	_ \ \
2. Type of Property:	_ \ \
a. Vacant Land b. Single Fam. Res	s. FOR RECORDERS OPTIONAL USE ONLY
c. Condo/Twnhse d. 2-4 Plex	Book Page:
e. Apt. Bldg f. Comm'l/Ind'l	Date of Recording:
g. Agricultural h. Mobile Home	Notes:
V Other - Timeshare	110000.
3.a. Total Value/Sales Price of Property	
b. Deed in Lieu of Foreclosure Only (value of	
c. Transfer Tax Value:	\$ 78,016.09
d. Real Property Transfer Tax Due	\$ 306.15
d. Real Property Transfer Tax Due	\$ 550.15
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.09	20 Section
b. Explain Reason for Exemption:	70, Beetlon
b. Explain Reason for Exemption.	
5. Partial Interest: Percentage being transferred	1: 100 %
The undersigned declares and acknowledges, und	
	is correct to the best of their information and belief,
· · · · · · · · · · · · · · · · · · ·	I upon to substantiate the information provided herein.
	of any claimed exemption, or other determination of
	% of the tax due plus interest at 1% per month. Pursuant
	ontly and severally liable for any additional amount owed.
	mich and so orany made for any additional amount of the a
Signature Lauren Rullen	Capacity: Agent for Grantee Capacity: Agent for Grantee
Signature / augen R/1/200	Capacity: <u>Agent for Grantee</u>
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: Jacquelyne K Rugg	Print Name: Wyndham Vacation Resorts, Inc
Address:6277 Sea Harbor Dr	Address: 6277 Sea Harbor Dr
City: Orlando	City: Orlando
State: FL Zip: 32821	State: FL Zip: 32821
COMPANY/PERSON REQUESTING RECO	
Print Name: Gunter-Hayes & Associates	Escrow # 000170507727
Address: 3200 West Tyler, Suite D	· ·
City: Conway	State:AR Zip: 72034