

DOUGLAS COUNTY, NV

2015-874680

RPTT:\$7.80 Rec:\$16.00

\$23.80 Pgs=3

12/30/2015 11:09 AM

FIRST AMERICAN - NVOD LAS VEGAS

KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:  
FIRST AMERICAN TITLE INSURANCE COMPANY

AND WHEN RECORDED MAIL TO:  
TAHOE AT SOUTH SHORE VACATION  
OWNERS ASSOCIATION, INC  
C/O WYNDHAM VACATION RESORTS  
8427 SOUTH PARK CIRCLE  
ORLANDO, FL 32819

Forward Tax Statements to  
the address given above

A.P.N.: 1318-15-822-001

Batch: SS2-HOA

Trustee Sale No.:3186745 Contract No. 570707760

### TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The Grantee Herein **WAS** The Foreclosing Beneficiary.
- 2) The Amount of The Unpaid Debt together with costs was **\$ 1,688.76**
- 3) The Amount Paid By The Grantee at the trustee sale was **\$ 1,688.76**
- 4) The documentary transfer tax is **\$ 7.80**
- 5) Said Property Is In The City of **ZEPHYR COVE**

And **FIRST AMERICAN TITLE INSURANCE COMPANY**

(herein called Trustee), as the duly appointed Trustee under the Notice of Delinquent Assessment hereinafter described, does hereby **GRANT** and **CONVEY**, but without warranty, express or implied, to **TAHOE AT SOUTH SHORE VACATION OWNERS ASSOCIATION, INC., a Nevada nonprofit corporation**

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of **Douglas**, State of Nevada, described as follows:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF**

#### RECITALS:

This conveyance is made PURSUANT TO THE POWERS GRANTED TO ASSOICATION CLAIMANT AND CONFERRED UPON APPOINTED TRUSTEE BY THE PROVISIONS OF THE Declaration of Covenants, Conditions, and Restrictions recorded 12/05/2002 in Book 1202 Page 2182 County of Douglas and pursuant to N.R.S. 117.070 et seq. or N.R.S. 116.3115 et. Seq. and N.R.S. 116.3116 through 116.31168 et. Seq. and that certain Notice of Delinquent Assessment date **9/8/2015** and recorded **9/9/2015** as Instrument No. **2015-869366**, of Official Records of Douglas County, Nevada.

The name of the owner of the property (trustor) was **Howard J. Cosier**

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded 10/9/2015 as Instrument No. 2015-871006 in book in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on 12/29/2015 at the place named in the Notice of Sale which was recorded 12/8/2015 as Instrument No. 2015-873749 in the County of Douglas, Nevada, in which the property is situated. Grantee, being the highest bidder at such sale became the purchaser of said property and paid therefore to said trustee the amount bid, being \$ 1,688.76, in lawful money of the United States, or by satisfaction, pro tanto, of the obligations then secured by said Notice of Delinquent Assessment.

Date: 12/30/2015

**FIRST AMERICAN TITLE INSURANCE  
COMPANY**



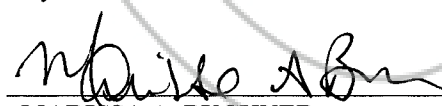
By:

\_\_\_\_\_  
**ADRIENNE ALDRIDGE,  
TRUSTEE SALE OFFICER**

State of **NEVADA** } ss.  
County of **CLARK** }

On 12/30/2015 before me, **MARISSA A. BUCKNER** the undersigned Notary Public, personally appeared **ADRIENNE ALDRIDGE** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/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.

WITNESS my hand and official seal.

Signature  (Seal)  
**MARISSA A. BUCKNER**  
**APPT NO.: 15-2924-1**  
**EXP DATE: 7/6/2019**

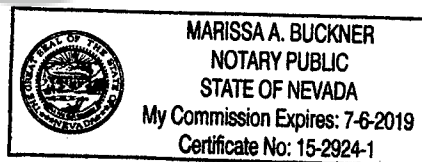


Exhibit A

File No: 1180-3186745

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

A 105,000/183,032,500 UNDIVIDED FEE SIMPLE INTERESTS AS TENANTS IN COMMON IN UNITS 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302 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 GRANTORS, THEIR HEIRS AND ASSIGNS.

THE PROPERTY IS A BIENNIAL OWNERSHIP INTEREST AS DESCRIBED IN THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE AND SUCH OWNERSHIP INTEREST HAS BEEN ALLOCATED 210,000 POINTS AS DEFINED IN THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE, WHICH POINTS MAY BE USED BY THE GRANTEE IN EVEN RESORT YEARS.

A.P.N. 1318-15-822-001 PTN

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1318-15-822-001  
 b) \_\_\_\_\_  
 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: \$ 1,688.76  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c) Transfer Tax Value: \$ 1,688.76  
 d) Real Property Transfer Tax Due \$ 7.80

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

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: First American Title Insurance Co  
 Address: 400 So. Rampart Blvd. Ste. 290  
 City: Las Vegas  
 State: NV Zip: 89145

Tahoe at South Shore  
 Vacation Owners  
 Print Name: Association, Inc.  
 Address: 8427 South Park Circle  
 City: Orlando  
 State: FL Zip: 32819

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: First American Title Insurance Co. File Number: 3 1 8 6 7 4 5  
 Address 400 So. Rampart Blvd. Ste. 290  
 City: Las Vegas State: NV Zip: 89145

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