

16-  
Tax Parcel No.: 1318-15-820-001  
Contract No.: 570509984  
South Shore: 8.31.14



KAREN ELLISON, RECORDER

Names: Shannon Johnson and Jeremy D. Johnson

**Recording Requested By And Return To:**

Back Office, LLC  
John D. Alford, Manager  
924 Adelaide Ave.  
Fort Smith, AR 72901  
Phone: (479) 782-4500  
Fax: (479) 782-4501

**Tax Statements To Be Sent To:**

Wyndham Vacation Ownership, Inc.  
f/k/a Fairfield Resorts, Inc.  
265 East Harmon Ave.  
Las Vegas, NV 89109

SPACE ABOVE FOR RECORDER'S USE

**SUBSTITUTE TRUSTEE'S DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT **Back Office, LLC**, a Nevada limited liability company as the duly appointed Substituted Trustee acting through its duly appointed Manager, John D. Alford, under a Deed of Trust referred to below and herein called Trustee, does hereby grant without any covenant or warranty, expressed or implied to Wyndham Vacation Resorts, Inc. f/k/a Fairfield Resorts, Inc., herein called Grantee, and the Beneficiary herein, the following described real property situated in Douglas County, Nevada, describing the land herein:

A 77,000/ 128,986,500 Undivided fee simple interest 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"). Less and except all minerals and mineral rights which minerals and mineral rights are hereby reserved unto the Grantor, its successors and assigns.

(See attached Declaration of Sale)

**The Amount of the Unpaid Debt was: \$ 5,162.27**  
**The Amount paid by the Grantee: \$ 801.00**

This conveyance is made pursuant to the powers conferred upon Trustee by Deed of Trust executed by: Wyndham Vacation Resorts, Inc. (formerly Fairfield Resorts, Inc) as Trustor(s), originally to Lawyers Title of Nevada as Trustee, and recorded in the official records, in the Office of the Recorder of Douglas County Nevada and after fulfillment of the conditions in said Deeds of Trust authorized this conveyance. All requirements of law regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sale Under Deed of Trust and Notice of Trustee's Sale and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee in compliance with said Notices of Trustee's Sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on September 9, 2015 Grantee, being the highest bidder at said sale,




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**DECLARATION OF SALE**

On **September 9, 2015** I sold the timeshare properties listed below at public auction for a total bid of \$801.00, to Wyndham Vacation Resorts, Inc.:

<u>Contract No.</u>	<u>Debtor (s)</u>	<u>Original DOT Recording Information</u>	<u>Document No. SS</u>	<u>Amount of winning bid at Foreclosure Sale</u>
570509984	Shannon Johnson and Jeremy D. Johnson	0706-3609	679407	\$801.00

I declare under the penalty of perjury that the foregoing is true and correct, Executed on **September 9, 2015**.

  
\_\_\_\_\_  
Steve Goss

STATE OF NEVADA §

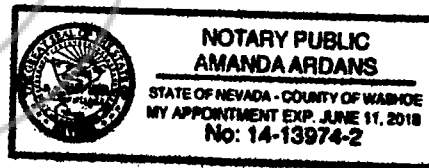
COUNTY OF DOUGLAS §

This instrument was acknowledged before me on February 10, 2016

Amanda Ardans  
Notary Public (Print name)

SEAL

  
\_\_\_\_\_  
Notary Public (Signature)



My Commission Expires: June 11, 2018  
Commission No: 14-13974-2

**Do Not Stamp Seal or Sign outside the marginal area for recording purposes**

Tax Parcel No.: 1318-15-820-001  
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State of Nevada  
Declaration of Value

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument # _____	
Book: _____ Page: _____	
Date of Recording: _____	
Notes: _____	

1. Assessor Parcel Number(s)
  - a) **1318-15-820-001**
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
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**
3. Total Value/Sales Price of Property: \$ **801.00**  
Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ **3.90**
4. **If Exemption Claimed:**
  - a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
  - b. Explain Reason for Exemption: \_\_\_\_\_
5. Partial Interest: Percentage being transferred: **77,000/128,986,500**

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 therein. Furthermore, the 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 \_\_\_\_\_ Capacity Agent for Grantor/Seller  
Signature \_\_\_\_\_ Capacity Agent for Grantee/Buyer

<b>SELLER (GRANTOR) INFO. (REQUIRED)</b>		<b>BUYER (GRANTEE) INFORMATION (REQUIRED)</b>	
Name:	Back Office, LLC	Name:	Wyndham Vacation Resorts, Inc.
Address:	924 Adelaide Ave.	Address:	8427 South Park Circle
City:	Fort Smith	City:	Orlando
State:	AR Zip: 72901	State:	FL Zip: 32819-9058

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**  
Back Office, LLC  
John D. Alford, Manager  
924 Adelaide Ave.  
Fort Smith, AR 72901

Debtors: Shannon Johnson and Jeremy D. Johnson  
Contract/Escrow No.: 570509984  
South Shore 8.31.14 Batch: 8.31.14

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)