

DOUGLAS COUNTY, NV

2016-881599

RPTT:\$27.30 Rec:\$16.00

\$43.30 Pgs=3

06/01/2016 02:52 PM

FIRST AMERICAN TITLE INS CO - NATIONAL

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  
6277 SEA HARBOR DRIVE  
ORLANDO, FL 32821

Forward Tax Statements to  
the address given above

A.P.N.: 1318-15-819-001

Batch: SS3-HOA Trustee Sale No.:3478830 Contract No. 570606871

### 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 **\$ 6,821.83**
- 3) The Amount Paid By The Grantee at the trustee sale was **\$ 6,821.83**
- 4) The documentary transfer tax is **\$ 27.30**
- 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 1/13/2016 and recorded 1/14/2016 as Instrument No. 2016-875325, of Official Records of Douglas County, Nevada.

The name of the owner of the property (trustor) was **Linda Schellenberger**



Exhibit A

File No: 1180-3478830

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

A 714,000/183,032,500 UNDIVIDED FEE SIMPLE INTEREST 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 05, 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 MINERALS RIGHTS ARE HEREBY RESERVED UNTO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS.

SUBJECT TO:

1. ANY AND ALL RIGHTS OF WAY, RESERVATIONS, RESTRICTION, EASEMENTS MINERAL EXCEPTIONS AND RESERVATIONS, AND CONDITIONS OF RECORDS;
2. THE COVENANTS, CONDITION, RESTRICTIONS AND LIENS SET FORTH IN THE TIMESHARE DECLARATION AND THE DECLARATION OF RESTRICTION FOR FAIRFIELD TAHOE AT SOUTH SHORE, AND ANY SUPPLEMENTS AND AMENDMENTS THERETO;
3. REAL ESTATE TAXES THAT ARE CURRENTLY DUE AND PAYABLE AND ARE A LIEN AGAINST THE PROPERTY
4. ALL MATTERS SET FORTH ON THE PLAT OF RECORD DEPICTING SOUTH SHORE, AND ANY SUPPLEMENTS AND AMENDMENTS THERETO.

THE PROPERTY IS A/AN ANNUAL OWNERSHIP INTEREST AS DESCRIBED IN THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE AND SUCH OWNERSHIP INTEREST HAS BEEN ALLOCATED 714,000 POINTS AS DEFINED IN THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE WHICH POINTS MAY BE USED BY THE GRANTEE IN EACH RESORT YEAR(S).

A.P.N. 1318-15-822-001 PTN and 1318-15-823-001 PTN

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-15-819-001
- 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: \$ 6,821.83
- b) Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- c) Transfer Tax Value: \$ 6,821.83
- d) Real Property Transfer Tax Due \$ 27.30

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  
Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: First American Title Insurance Co  
Address: 400 International Pkwy., Ste. 380  
City: Lake Mary  
State: FL Zip: 32746

Tahoe at South Shore  
Vacation Owners  
Print Name: Association, 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.  
Address: 400 International Pkwy., Ste. 380  
City: Lake Mary

File Number: 3 4 7 8 8 3 0  
State: FL Zip: 32746

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