

DOUGLAS COUNTY, NV

2016-881600

RPTT:\$7.80 Rec:\$16.00

\$23.80 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.:3478831 Contract No. 570610865

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 **S 1,708.35**
- 3) The Amount Paid By The Grantee at the trustee sale was **S 1,708.35**
- 4) The documentary transfer tax is **S 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, docs 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 **KI SANG KIM**

Exhibit A

File No: 1180-3478831

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

A 300,000/183,032,500 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 5598 72 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.

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 300,000 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).

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.

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

\$ 1,708.35

b) Deed in Lieu of Foreclosure Only (value of property)

(_____)

c) Transfer Tax Value:

\$ 1,708.35

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: _____

Capacity: AGENT

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: First American Title Insurance Co

Print Name: Tahoe at South Shore

Address: 400 International Pkwy., Ste. 380

Address: Association, Inc.

City: Lake Mary

Address: 6277 SEA HARBOR DRIVE

State: FL Zip: 32746

City: Orlando

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

Print Name: First American Title Insurance Co.

State: FL Zip: 32821

Address: 400 International Pkwy., Ste. 380

City: Lake Mary

File Number: 3 4 7 8 8 3 1

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