DOUGLAS COUNTY, NV RPTT:\$7.80 Rec:\$16.00

2016-881600

\$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

S 1,708.35

7.80

The undersigned grantor declares:

1) The Grantee Herein WAS The Foreclosing Beneficiary.

2) The Amount of The Unpaid Debt together with costs was

3) The Amount Paid By The Grantee at the trustee sale was \$ 1,708.35

4) The documentary transfer tax is

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.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded <u>2/16/2016</u> as Instrument No. <u>2016-876823</u> 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 5/18/2016 at the place named in the Notice of Sale which was recorded 4/19/2016 as Instrument No. E 2016-879586 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 \$ 1,708.35, in lawful money of the United States, or by satisfaction, pro tanto, of the obligations then secured by said Notice of Delinquent Assessment.

Dated:	6/1/2016	
Dateu.	0/1/2010	

Minerva Cruz, Prustee Sale Officer

Signed, sealed and delivered in our presence:

Witness Signature
Print Name: John Santago

Witness Signature

Print Name: Armor MELLO OR

State of FLORIDA}

County of SEMINOLE

On 6/1/2016 before me, Morcelo Ancylo the undersigned Notary Public, personally appeared Minerva Cruz personally known to me (of 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)



#### 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

Assessor Parcel Number(s)	
a)_1318-15-819-001	
b)	.0
c) d)	$\wedge$
2. Type of Property	\
a) Vacant Land b) Single Fam. Res. FOR RECORDERS OPTION	AL USE
c) Condo/Twnhse d) 2-4 Plex Book Page:	\ \
e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording:	7 7
g) Agricultural h) Mobile Home Notes:	
i) X Other Timeshare	
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. <u>If Exemption Claimed:</u>	
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, pursuar	t to NRS
375.060 and NRS 375.110, that the information provided is correct to the best	
information and belief, and can be supported by documentation if called upon to sub	
the information provided herein. Furthermore, the parties agree that disallowand claimed exemption, or other determination of additional tax due, may result in a p	
10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the B	
Seller shall be jointly and severally liable for any additional amount owed.	
Signature: Capacity: AGENT	
Signature: Capacity:	
SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORM	ATION
(REQUIRED) (REQUIRED) Tahoe at South S	nore
Vacation Owners	1010
Print Name: First American Title Insurance Co Print Name: Association, Inc.	
Address: 400 International Pkwy., Ste. 380 Address: 6277 SEA HARBO	RDRIVE
City: Lake Mary City: Orlando	
State:         FL         Zip:         32746         State:         FL         Zip:         33	2821
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)	
Print Name: First American Title Insurance Co. File Number: 3 4 7 8 8	
* BOOTOSS AUTHOROTIONAL PRIME NO SKIT	3 1
Address 400 International Pkwy., Ste. 380  City: Lake Mary State: FL Zip: 3274	