(b).

DOUGLAS COUNTY, NV

Rec:\$18.00 Total:\$18.00 2016-884186 07/12/2016 11:07 AM

GUNTER HAYES & ASSOCIATES

Pgs=6

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KAREN ELLISON, RECORDER

CONTRACT NO: 000570702878
This Instrument Prepared By and Return To:
Kim Thompson
Title Services
Wyndham Vacation Resorts, Inc.
6277 Sea Harbor Drive
Orlando, FL 32821

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS DEED, made this 4/13/2016 by and between Jose A. Caceres and Audrey G. Caceres, Joint Tenants With the Right of Survivorship, whose address is PO BOX 12457, ZEPHYR COVE, NV 89448, as Grantor(s); and WYNDHAM VACATION RESORTS, INC., a Delaware corporation, Fairfield Resorts, Inc., as Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the aforesaid Grantee, its successors and assigns, the following described property:

A 300,000/109,787,500 undivided fee simple interest as tenants in common in Units 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 and 8303 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").

This conveyance is subject to:

- 1. Real Estate Taxes for the current year and all subsequent years.
- 2. Declaration of Condominium and all Amendments thereto.
- 3. Zoning and other land use restrictions imposed by public authorities.
- 4. Rights or claims of parties in possession not shown by the Public Records.
- 5. Easements or claims of easements not shown by the Public Records.
- 6. Encroachments, overlaps, boundary line disputes, and other matters, which would be disclosed by an accurate survey or inspection of the premises.
- 7. Any adverse claim to any portion of the above described property, which has been created by artificial means or has accretion, and riparian rights, if any.
- 8. Restrictions, conditions, encumbrances, liens, prohibitions, and other requirements of record.

This Deed in Lieu of Foreclosure is an absolute conveyance in satisfaction of that certain Mortgage, and Note
incorporated by reference therein, dated 04/10/2007, and recorded on 9/21/2007 in Official Records
Book No: 907, at Page No: 4635, of the Public Records of Douglas County, Nevada, given by Jose
A. Caceres and Audrey G. Caceres, Joint Tenants With the Right of Survivorship as Mortgagor(s), to Wyndham
Vacation Resorts, Inc., as Mortgagee and mortgaged the above described real property.

By execution hereof, Grantor does hereby release Grantee from any and all claims of any kind or nature arising out of said Mortgage, and Note incorporated by reference therein, and by acceptance of this Warranty Deed in Lieu of Foreclosure, Grantee does hereby release Grantor from any and all claims of any kind or nature arising out of said Mortgage and Note incorporated by reference therein, with both Grantor and Grantee understanding and acknowledging the significance and consequence of their specific intention to mutually release all claims. The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors, and assigns of the respective parties hereto. The Grantor does hereby fully warrant to Grantee that Grantor is lawfully seized in the property; that Grantor has good, right and lawful authority to sell and convey said property; and Grantor hereby covenants with the Grantee that Grantor will forever warrant and defend the title to the property against all claims whatsoever.

DATED this 4/13/2016.
Grantor: JOSE A CACERES
ACKNOWLEDGEMENT
ACKNOW DEDOLIVELY I
STATE OF)
) ss.
COUNTY OF)
On this the day of, 20 before me, the undersigned, a Notary
Public, within and for the County of, State of,
commissioned qualified, and acting to me appeared in person JOSE A CACERES, to me personally well
cnown as the person(s) whose name(s) appear upon the within and foregoing deed of conveyance as the
grantor and stated that they had executed the same for the consideration and purposes therein mentioned
and set forth, and I do hereby so certify.
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal as such Notary
Public at the County and State aforesaid on this day of, 20
Signature:
Print Name: Print Name: Notary Public PLEASE SEE ATTACHED CERTIFICATE **Contact Service Se
My Commission Expires:

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF ORANGE
On, 2016 before me, Young Sam Choi Notary Public,
personally appeared Jose A. Caceres
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he she/they executed the same in he/her/their authorized capacity(ies), and that by he/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal. YOUNG SAM CHOI COMM2144795 ORANGE COUNTY My Term Exp. March 28, 2020
Signature : (Seal) OPTIONAL
Description of Attached Document
Title or Type of Document: Warranty Deed
Number of Pages : Document Date :

Grantor: MUDREY G CACERES

ACKNOWLEDGEMENT

STATE OF	,)			_ \ \	
COUNTY OF)	SS.			
On this the d	ay of	, 20_	before me, the	undersigned, a Notary	ببلا
Public, within and for the Cou	inty of		, State of		,
commissioned qualified, and a	cting to me a	ppeared in persor	AUDREY G CACE	RES, to me personally	h.,
well known as the person(s) w					74
the grantor and stated that the	y had execute	ed the same for th	e consideration and pr	arposes therein mentione	d
and set forth, and I do hereby	so certify.)		
IN TESTIMONY WI	HEREOF, I h	ave hereunto set	my hand and official s	seal as such Notary	
Public at the County and State	-	The state of the s	day of	, 20 .	
Signature:					
Print Name:		DI.		TIPD OFFICIONS	7
Notary Public		PLI	EASE SEE ALTAC	CHED CERTIFICAT	Ľ.
My Commission Expires:		_ \	1 ye. E	-2-16	

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF ORANGE
On, 2016 before me, Young Sam Choi Notary Public,
personally appeared Audrey G. Caceres
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(so)s/are
subscribed to the within instrument and acknowledged to me that he/sha/they executed the same in his/ke/their authorized capacity(ies), and that by his/ke/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.
WITNESS my hand and official seal.
COMM2144795 COMMENTAL PROPERTY PUBLIC-CALIFORNIA CONTROL COUNTY CONTROL COUNTY CONTROL PROPERTY AND THE P
my (offil sapt marks) and a
Signature: (Seal)
OPTIONAL
Description of Attached Document
Title or Type of Document: Warracty Dead
Number of Pages : Document Date :

STATE OF NEVADA DECLARATION OF VALUE

	LAILATION OF VALUE	
1.	Assessor Parcel Number(s): a) 1318-15-818-001 PTN b) c)	
	d)	Control of the contro
2.	Type of Property: a) \[\text{Vacant Land} \] b) \[\text{Single Fam. Resonant Condo/Twnhse} \] c) \[\text{Condo/Twnhse} \] d) \[\text{2-4 Plex} \] e) \[\text{Apt. Bldg} \] f) \[\text{Comm'l/Ind'l} \] g) \[\text{Agricultural} \] h) \[\text{Mobile Home} \] i) \[\text{XOther - Timeshare} \]	Book: Page: Date of Recording: Notes:
3.	Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value) Transfer Tax Value: Real Property Transfer Tax Due:	\$ <u>26,315.68</u> ue of property)
4.	If Exemption Claimed:a) Transfer Tax Exemption, per NRSb) Explain Reason for Exemption:	
5.	Partial Interest:Percentage being tra	nowledges, under penalty of perjury, pursuant to
inform the in claims of the	375.060 and NRS 375.110, that the instance and belief, and can be supported information provided herein. Furthermed exemption or other determination of	nformation provided is correct to the best of their d by documentation if called upon to substantiate nore, the parties agree that disallowance of any fadditional tax due, may result in a penalty of 10% no. Pursuant to NRS 375.030, the Buyer and Selle
Signa	ature 900	Capacity Agent for Grantor/Seller
Signa	ature	Capacity Agent for Grantee/Buyer
SELL	ER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
Print N Addres City: State:	ss: 5063 MELBOURNE DR CYPRESS	(REQUIRED) Print Name: Wyndham Vacation Resorts, Inc. Address: 6277 Sea Harbor Drive City: Orlando State: FL Zip: 32821
COM	PANY/PERSON REQUESTING RECOR	RDING
Gunt	(REQUIRED IF NOT THE SELLER OR BUYER) er-Hayes & Associates	Escrow No.: 000570702878
794	West Tyler, Suite D	Escrow Officer:
Conv	vay, AR 72034	

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