

Tax Parcel No.: 1318-15-820-001
Contract No.: 570904193
South Shore: 9.30.15



KAREN ELLISON, RECORDER

Names: James D Zwosta, Cynthia L Zwosta,
Diane Zwosta and William J Zwosta

Recording Requested By And Return To:

Back Office, LLC
John D. Alford, Manager
6804 Rogers Ave Suite A.
Fort Smith, AR 72903
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 413,000/ 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: \$ 15,652.65
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 July 6, 2016 Grantee, being the highest bidder at said sale, became the

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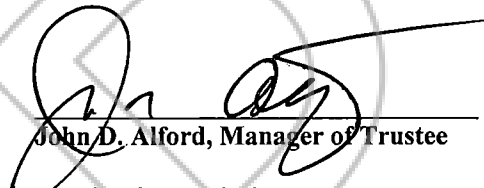
purchase of said property for the amount bid, being **\$801.00** in lawful money of the United States by the full satisfaction of the indebtedness then secured by said Deed of Trust.

TO HAVE AND TO HOLD the same unto the said Wyndham Vacation Resorts, Inc. f/k/a Fairfield Resorts, Inc., and unto its heirs, successors and assigns forever, with all privileges and appurtenances thereunto belonging.

In witness whereof, John D. Alford, Manager of Back Office, LLC, a Nevada limited liability company, as the Substituted Trustee, has this day, caused its name and seal to be hereunto affixed.

TRUSTEE:

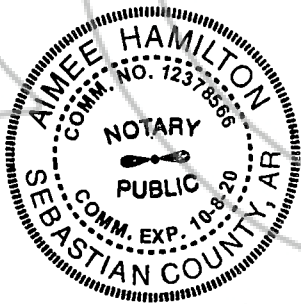
**Back Office, LLC, a Nevada
Limited Liability Company**




John D. Alford, Manager of Trustee
Dated: July 20, 2016

STATE OF ARKANSAS)
)ss.
COUNTY OF SEBASTIAN)

On July 20, 2016, personally appeared John D. Alford, Manager for Back Office, LLC, before me, Aimee Hamilton, a notary public, personally known or proved to me to be the person whose name is subscribed to the above instrument, who acknowledged that he/she executed the above instrument.



WITNESS my hand and official seal.



Aimee Hamilton
(Notary Public) – Arkansas (Sebastian Co.)
Commission No. 12378566
My Comm. Exp. 10/08/2020
(Seal)

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DECLARATION OF SALE

On July 6, 2016, 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>
570904193	James D Zwosta, Cynthia L Zwosta, Diane Zwosta and William J Zwosta	0758409	0758409	\$801.00

I declare under the penalty of perjury that the foregoing is true and correct, Executed on July 6, 2016.

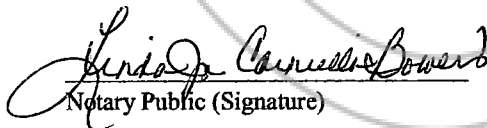

Steve Goss

STATE OF NEVADA §

COUNTY OF DOUGLAS §

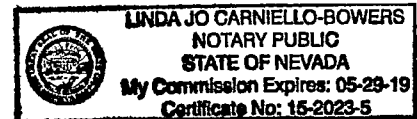
This instrument was acknowledged before me on July 6, 2016

Linda Jo Carniello Bowers
Notary Public (Print name)


Notary Public (Signature)

My Commission Expires: 5-29-19
Commission No: 15-2023-5

SEAL



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

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State of Nevada
Declaration of Value

FOR RECORDER'S OPTIONAL USE ONLY	
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: **413,000/128,986,500**

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

SELLER (GRANTOR) INFO. (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Name: Back Office, LLC	Name: Wyndham Vacation Resorts, Inc.
Address: 6804 Rogers Ave Suite A.	Address: 8427 South Park Circle
City: Fort Smith	City: Orlando
State: AR Zip: 72903	State: FL Zip: 32819-9058

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
Back Office, LLC
John D. Alford, Manager
6804 Rogers Ave Suite A.
Fort Smith, AR 72903

Debtors: James D Zwosta, Cynthia L Zwosta, Diane Zwosta and William J Zwosta
Contract/Escrow No.: 570904193
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(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)