DOUGLAS COUNTY, NV

Rec:\$16.00

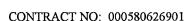
2016-885330

Total:\$16.00

08/01/2016 01:02 PM

**GUNTER HAYES & ASSOCIATES** 

Pas=4



This Instrument Prepared By and Return To:

Kim Thompson Title Services Wyndham Vacation Resorts, Inc. 6277 Sea Harbor Drive Orlando, FL 32821



KAREN ELLISON, RECORDER

## WARRANTY DEED IN LIEU OF FORECLOSURE

THIS DEED, made this 04/04/2016 by and between Mark Hernandez and Linda K Hernandez, Husband and Wife as 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 300,000/183,032,500 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 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.

				te conveyance in satisfa			fortgage, and Note
incorporate	d by refer	ence therein, da	ited 06/10/	2006, and recorded on	911	12000	in Official Records
Book No: _	906	_, at Page No:	624	, of the Public Reco	rds of D	ouglas County	, Nevada, given by

Return to: Gunter-Hayes & Associates LLC 3200 W. Tyler St., Suite D Conway, AR 72034

Mark Hernandez and Linda K Hernandez, Husband and Wife as 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 04/04/2016.
Mark Herucayol
Grantor: MARK HERNANDEZ
A CUNIQUIE EDOEMENT
<u>ACKNOWLEDGEMENT</u>
STATE OF Wy owing )
COUNTY OF Natrona ) ss.
On this the 11th day of Woy, 2016 before me, the undersigned, a Notary
Public, within and for the County of Notation , State of Notation, State of Notation , Not
commissioned qualified, and acting to me appeared in person MARK HERNANDEZ, to me personally
well known 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 become not you have and official and a such Natarus
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal as such Notary Public at the County and State aforesaid on this, 20 \
rubile at the County and State aforesaid on this, 20_15
Signature: Carol Z Roda
Print Name: CAROL L ROSA
Notary Public STATE OF WYOMING
My Commission Expires: 2 -4-17 My Commission Expires Feb 04, 2017
My Continuation Layer

Grantor: LINDA K HERNANDEZ

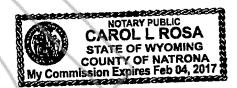
## ACKNOWLEDGEMENT

STATE OF Myoning ) COUNTY OF Matrona )	
COUNTY OF Matrona )	
On this the 11th day of 170m	before me, the undersigned, a Notary, State of, State of, di in person LINDA K HERNANDEZ, to me personally
Public, within and for the County of Manager	na , State of ly animy ,
commissioned qualified, and acting to me appeare	d in person LINDA K HERNANDEZ, to me personally
well known as the person(s) whose name(s) appea	r upon the within and foregoing deed of conveyance as
	same for the consideration and purposes therein mentioned
and set forth, and I do hereby so certify.	pariposes more monitorion
IN TESTIMONY WHEREOF, I have he	reunto set my hand and official seal as such Notary
Public at the County and State aforesaid on this	1) the day of man, 2016.

Signature: Corol Rosa
Print Name: Corol Rosa

Notary Public

My Commission Expires: 2-4-17



## STATE OF NEVADA DECLARATION OF VALUE

	L/MOTION OF VALUE							
1.	Assessor Parcel Number(s):	\ \						
	a) 1318-15-822-001 PTN	_ \ \						
	b) 1318-15-823-001 PTN							
	c)							
	d)							
2.	Type of Property:	FOR RECORDERS OPTIONAL USE ONLY						
	a) □ Vacant Land b) □ Single Fam. Res	Document/Instrument#						
	c) Condo/Twnhse d) 2-4 Plex	Book:Page:						
	e) ☐Apt. Bldg f) ☐ Comm'l/Ind'l	Date of Recording:						
	g) Agricultural h) Mobile Home	Notes:						
	i) XOther - Timeshare							
3.	Total Value/Sales Price of Property:	\$21,485.69						
0,	Deed in Lieu of Foreclosure Only (value of property)  \$\frac{321,449.00}{34,449.00}\$							
	Transfer Tax Value: \$\frac{5.34,443.00}{\$-12963.31}							
		t t						
	Real Property Transfer Tax Due:	\$0.00						
4.	If Exemption Claimed:	225 225 2 1						
	a) Transfer Tax Exemption, per NRS	3/5.090, Section:						
	b) Explain Reason for Exemption:	<u> </u>						
5.	Partial Interest:Percentage being tran	sferred: 100%						
	The undersigned declares and acknowledge	owledges, under penalty of perjury, pursuant to						
NRS 3	375.060 and NRS 375.110, that the in	formation provided is correct to the best of thei						
inform	ation and belief, and can be supported	t by documentation if called upon to substantiate						
the in	formation provided herein. Furthermo	ore, the parties agree that disallowance of any						
claime	ed 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 Selle						
shall h	be jointly and severally liable for any add	ditional amount owed.						
and the same of th								
Signa		Capacity Agent for Grantor/Seller						
Signa	ture	Capacity <u>Agent for Grantee/Buyer</u>						
<u></u>		DUNCED (ODANITEE) INCODMATION						
SELLE	ER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION (REQUIRED)						
Print N	(REQUIRED) ame: MARK HERNANDEZ	Print Name: Wyndham Vacation Resorts, Inc.						
Addres		Address: 6277 Sea Harbor Drive						
City:	CASPER A	City: Orlando						
State:	WY Zip: 826015706	State: FL Zip: 32821						
		·						
COMP	PANY/PERSON REQUESTING RECOR	<u>DING</u>						
V.	(REQUIRED IF NOT THE SELLER OR BUYER)							
Gunte	er-Hayes & Associates	Escrow No.: <u>000580626901</u>						
3200 \	West Tyler, Suite D	Escrow Officer:						
	av AD 72034	<del></del>						

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