

Contract No.: 96002082
APN Parcel No. 1318-15-823-011
Mail Tax Bills To:
Wyndham Resort Development Corporation
6277 Sea Harbor Drive, Orlando, FL 32821
~~Recording requested by: Wyndham Resort Development Corporation
After recording, mail to:
Wyndham Vacation Resorts, Inc.
6277 Sea Harbor Drive, Orlando, FL 32821~~



KAREN ELLISON, RECORDER

WARRANTY DEED IN LIEU OF FORECLOSURE
South Shore, a Nevada Condominium Project

THIS DEED, made this January 19, 2016 by and between **Johann Lau, Jr.** and **Kerry K. Lau, Husband and Wife** whose address is 180 Elks Point Road, Zephyr Cove, NV 89448 hereinafter referred to as the "Grantor(s)" and **Wyndham Resort Development Corporation, an Oregon corporation**, whose principal offices are at 6277 Sea Harbor Drive, Orlando, FL 32821, hereinafter referred to as the "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:

Fractional Interest Letter **I** each consisting of an undivided one-thirteenth (1/13th) ownership interest as tenant in common in Residence Club Unit No. **14303** contained within South Shore, a Nevada condominium project, as identified and established in the Condominium Plat of South Shore, a Commercial Subdivision recorded on December 5, 2002 in Book 1202 at Page 2181, as Document No. 559872 in the office of the County Recorder for Douglas County, State of Nevada, as further described in the Declaration of Condominium – South Shore recorded on December 5, 2002 in Book 1202 at Page 2182 as Document No. 559873 together with the undivided interest in the Common Elements appurtenant to said Fractional Interest, and together with the exclusive right to possession and occupancy of such Residence Club Unit during certain Occupancy Periods in accordance with the Declaration of Covenants, Conditions, Easements and Restrictions for the Residence Club at South Shore recorded on December 5, 2002 in Book 1202 at Page 2217, as Document No. 559874.

This conveyance is subject to:

1. Real Estate Taxes for the current year and all subsequent years.
2. The Condominium Plat and Declarations identified above, as amended.
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.

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

This Deed in Lieu of Foreclosure is an absolute conveyance in satisfaction of that certain Deed of Trust, and Note incorporated by reference therein, dated 9/22/2004, and recorded on 11/16/2004 in Official Records Book No: 1104, at Page No: 7780, of the Public Records of Douglas County, Nevada, given by Johann Lau, Jr. and Kerry K. Lau, Husband and Wife as Trustor(s), to Beneficiary and encumbered 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 Deed of Trust, 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 Deed of Trust 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 January 19, 2016.

Johann Lau, Jr.
Grantor: Johann Lau, Jr.

Kerry K. Lau
Grantor: Kerry K. Lau

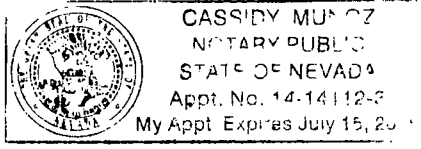
ACKNOWLEDGMENT

STATE OF Nevada)
) §§,
COUNTY OF Washoe)

On this the 16 day of February, 20 16, before me, the undersigned, a Notary Public, within and for the County of Washoe, Nevada, commissioned qualified, and acting to me appeared in person Johann Lau, Jr. and Kerry K. Lau, to me personally well known as the persons whose names 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 16 day of February, 20 16.

Signature: Cassidy Munoz
Notary Public
Print Name: Cassidy Munoz
My Commission Expires: 7/15/18



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):

- a) 1318-15-823-011
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument# _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

2. Type of Property:

- a) Vacant Land
- b) Single Family Residence
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Building
- f) Commercial/Industrial
- g) Agricultural
- h) Mobile Home
- i) Other - Timeshare

3. Total Value/Sales Price of Property:

\$26,871.38
Deed in Lieu of Foreclosure Only (value of property) **\$59,890.00**
Transfer Tax Value: **\$-33,018.62**
Real Property Transfer Tax Due: **\$0.00**

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 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 for Grantor/Seller**
Signature Capacity **Agent for Grantee/Buyer**

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Johann Lau, Jr
Address: 14045 Riata Circle
City: Reno
State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Wyndham Resort Development Corp.
Address: 6277 Sea Harbor Drive
City: Orlando
State: Florida Zip: 32821

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Wyndham Resort Development Corporation
6277 Sea Harbor Drive
Orlando, FL 32821

Escrow No.: 96002082
Escrow Officer: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)