DOUGLAS COUNTY, NV

RPTT:\$9.75 Rec:\$16.00

\$25.75 Pgs=3 2016-891300

11/29/2016 10:25 AM

FIRST AMERICAN - NVOD LAS VEGAS

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.: 1318-15-818-001

Batch: SS4-HOA

Trustee Sale No.: 3557388

Contract No. 430600593

TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

The Grantee Herein WAS The Foreclosing Beneficiary.

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

\$ 2,309.92

The Amount Paid By The Grantee at the trustee sale was 3)

\$ 2,309.92

4) The documentary transfer tax is 9.75

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 6/29/2016 and recorded 7/1/2016 as Instrument No. 2016-883648, of Official Records of Douglas County, Nevada.

The name of the owner of the property (trustor) was Brian Moseley, Individually and as Trustee of the Hardeman Trust Dated March 28, 2006

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded <u>8/3/2016</u> as Instrument No. <u>2016-885401</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 11/16/2016 at the place named in the Notice of Sale which was recorded 10/14/2016 as Instrument No.2016-889160 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 \$ 2,309.92, in lawful money of the United States, or by satisfaction, pro tanto, of the obligations then secured by said Notice of Delinquent Assessment.

Dated: 11/28/2016

REBECCA BLAIR, Trustee Sale Officer

State of NEVADA}

SS

County of CLARK)

On 11/28/2016 before me, Marissa A. Buckner the undersigned Notary Public, personally appeared REBECCA BLAIR personally known to me (or 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 Wollds
Marissa A. Buckner

15-2924-1

7/6/2019

(Seal)

MARISSA A. BUCKNER NOTARY PUBLIC STATE OF NEVADA

My Commission Expires: 7-6-2019 Certificate No: 15-2924-1

Exhibit A

File No: 1180-3557388

Property: 180 Elks Point Road, Zephyr Cove, NV 89448

A 146,000/109,787,500 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 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 MINERAL RIGHTS ARE HEREBY RESERVED UNTO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS.

SUBJECT TO:

- 1. ANY AND ALL RIGHTS OF WAY, RESERVATIONS, RESTRICTIONS, EASEMENTS MINERAL EXCEPTIONS AND RESERVATIONS, AND CONDITIONS OF RECORD;
- 2. THE COVENANTS, CONDITION, RESTRICTIONS AND LIENS SET FORTH IN THE TIMESHARE DECLARATION AND THE DECLARATION OF RESTRICTIONS 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 CONDOMINIUM, AND ANY SUPPLEMENTS AND AMENDMENTS THERETO.

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 146,000 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).

A.P.N. 1318-15-818-001

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)	
а)_1318-15-818-001	^
b		
d		\ \
<u> </u>		\ \
2.	Type of Property	FOR RECORDERS OPTIONAL USE
а		
C		BookPage:
е		Date of Recording:
g) Agricultural h) Mobile Home	Notes:
i	Other Timeshare	
3.	a) Total Value/Sales Price of Property:	\$ 2,309.92
	b) Deed in Lieu of Foreclosure Only (value of	
	property)	
	c) Transfer Tax Value:	\$ 2,309.92
,	d) Real Property Transfer Tax Due	\$ 9.75
4.	If Exemption Claimed:	
	a. Transfer Tax Exemption, per 375.090, Secti	on:
	b. Explain reason for exemption:	
5.	Partial Interest: Percentage being transferred:	100 %
	The undersigned declares and acknowledges,	under penalty of perjury, pursuant to NRS
	5.060 and NRS 375.110, that the information	
inf	formation and belief, and can be supported by do e information provided herein. Furthermore, th	ocumentation if called upon to substantiate
cla	aimed exemption, or other determination of add	tional 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
Se	eller shall be jointly and severally liable for any add	ditional amount owed.
Si	gnature: / //////////////////////////////////	Capacity: AGENT
Si	gnature:	Capacity:
and the same of	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
	(REQUIRED)	(REQUIRED)
		Tahoe at South Shore Vacation Owners
Pr	int Name: First American Title Insurance Co	Print Name: Association, Inc.
Ac	ddress: 400 S. Rampart Blvd., Suite 290	Address: 6277 SEA HARBOR DRIVE
Ci	ty: Las Vegas	City: Orlando
St	ate: NV Zip: 89145	State: FL Zip: 32821
C	OMPANY/PERSON REQUESTING RECORDING	(required if not seller or buyer)
	int Name: First American Title Insurance Co.	File Number: 3 5 5 7 3 8 8
	ddress 400 S. Rampart Blvd., Suite 290	State: NIV Zin: 90445
· Ci	ty: Las Vegas	State: NV Zip: 89145
	(AS A PUBLIC RECORD THIS FORM MAY	DE KECOKDED/MICKOLIFMED)