



KAREN ELLISON, RECORDER

16
CONTRACT NO: 002191400936
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 09/26/2016 by and between Patrice L. Murphy, by Christopher T. Murphy, as Personal Representative of the Estate of Patrice L. Murphy, whose address is PO BOX 469, Lafayette, Indiana 47902-0469, as Grantor; 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 413,000/183,032,500 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 field 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. Declarations 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, condition, 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 referend therein, dated 03/31/2014, and recorded on 5/29/2014 in Official Records Book No: 2014, at Page No.: 847425, of the Public Records of Douglas County, Nevada, given by Patrice L. Murphy, as Mortgagor, to Wyndham Vacation Resorts, Inc., as Mortgagee and mortgaged the above described 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 09/26/2016.



Christopher T. Murphy, as Personal Representative
Of the Estate of Patrice L. Murphy, Deceased

ACKNOWLEDGEMENT

STATE OF INDIANA)
)
COUNTY OF Marion)

On this the 26 day of September, 2016, before me, the undersigned, a Notary Public, within and for the County of marion, State of Indiana, commissioned qualified, and acting to me appeared in person Christopher T. Murphy, as Personal Representative of the Estate of Patrice L. Murphy, Deceased, to me personally well known as the person whose name appears upon the within and foregoing deed of conveyance as the Grantor and stated that he 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 26 day of September, 2016.

Signature: Sandra E. Morales
Print Name: Sandra E. Morales
Notary Public
My Commission Expires: may 18, 2017
County of Residence: marion

STATE OF INDIANA)
) SS:
COUNTY OF TIPPECANOE)

IN THE MATTER OF THE ESTATE OF: 79C01-1512-EU-00206
PATRICE L MURPHY

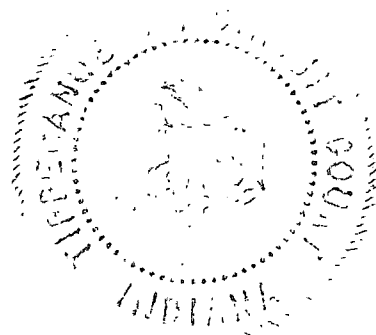
LETTERS OF TESTAMENTARY

I, Christa Coffey, Clerk of the Tippecanoe Circuit Court within and for the County of Tippecanoe, in the State of Indiana, do hereby certify that on 12/30/2015, CHRISTOPHER T MURPHY was duly and legally appointed as Personal Representative of the Estate of PATRICE L MURPHY of Tippecanoe County. I also further certify that CHRISTOPHER T MURPHY was and is now the duly and legally qualified and acting Personal Representative of the said PATRICE L MURPHY, deceased, as the same appears of record from the records of the Decedent's Estate at Appearance in Court files of the Probate Records of said court now on file and remaining in my office and of which said Records I, as such Clerk, am the legal custodian.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court at my office in Lafayette, Indiana, on January 4, 2016.

Christa Coffey SM

Clerk, Circuit Court of Tippecanoe County



STATE OF NEVADA DECLARATION 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:

- 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

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#	_____
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$29,294.11
 Transfer Tax Value: \$ 53,898.00
 Real Property Transfer Tax Due: \$-24603.89
\$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: PATRICE L MURPHY
 Address: PO BOX 525
 City: LAFAYETTE
 State: IN Zip: 479020525

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Wyndham Vacation Resorts, Inc.
 Address: 6277 Sea Harbor Drive
 City: Orlando
 State: FL Zip: 32821

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Gunter-Hayes & Associates
 3200 West Tyler, Suite D
 Conway, AR 72034

Escrow No.: 002191400936
 Escrow Officer: _____

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