



KAREN ELLISON, RECORDER

Contract No.:000571700897  
Number of Points Purchased: 84,000  
Annual Ownership  
APN Parcel No. : 1318-15-822-001 PTN 1318-15-823-001 PTN  
Mail Tax Bills to: Wyndham Vacation Resorts, Inc.  
180 Elks Point Road  
Zephyr Cove, NV 89449

Recording requested by:  
Gunter-Hayes & Associates, agents for Fidelity National Title Insurance Co.  
After recording, mail to: Attn: Stephen Campbell  
Gunter-Hayes & Associates 3200 West Tyler, Suite D  
Conway, AR 72034

### GRANT, BARGAIN, SALE DEED Fairfield Tahoe at South Shore

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **WYNDHAM VACATION RESORTS, INC.**, a Delaware corporation, hereinafter referred to as "Grantor" does hereby grant, bargain, sell and convey unto **Ismael Yalun and Avegail Yalun, Joint Tenants With the Right of Survivorship**, of PO BOX 12457, ZEPHYR COVE, NV 89448 hereinafter referred to as the Grantee(s), the following described real property situated in the County of Douglas, State of Nevada:

A **84,000/183,032,500** 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").

Less and except all minerals and mineral rights which minerals and mineral rights are hereby reserved unto the Grantor, its successors and assigns.

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 84,000 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).

**SUBJECT TO:**

1. Any and all rights of way, reservations, restrictions, easements, mineral exceptions and reservations, and conditions of record;
2. The covenants, conditions, 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.

By accepting this deed the Grantee(s) do(es) hereby agree to assume the obligation for the payment of a pro-rata or proportionate share of the real estate taxes for the current year and subsequent years. Further, by accepting this deed the Grantee(s) accept(s) title subject to the restrictions, liens and obligations set forth above and agree(s) to perform the obligations set forth in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore, in accordance with the terms thereof.

Title to the Property is herein transferred with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

DATED this 14th day of September, 2017.


WYNDHAM VACATION RESORTS, INC.  
a Delaware corporation

By: \_\_\_\_\_

  
Danielle Barca  
Director, Title Services

Attest: \_\_\_\_\_

By: \_\_\_\_\_

  
Lashunda Thomas  
Assistant Secretary

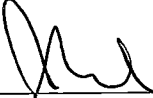



**ACKNOWLEDGMENT**

STATE OF Florida                    )  
  ) ss.  
COUNTY OF Orange                )

This instrument was acknowledged before me this 14th day of September, 2017, by Danielle Barca as Director, Title Services, and Lashunda Thomas, as Assistant Secretary, of Wyndham Vacation Resorts, Inc., a Delaware corporation.

NOTARY SEAL

  
\_\_\_\_\_  
Marisela Palacios  
Notary Public  
My Commission Expires: 01/13/2020

  
Marisela Palacios  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF950297  
Expires 1/13/2020

**Exhibit A**

Contract # 000571700897

**COLLATERAL ASSIGNMENT  
ALLONGE TO DEED OF TRUST**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Wyndham Vacation Resorts, Inc., a Delaware corporation, having its principal place of business at 6277 Sea Harbor Drive, Orlando, FL 32821 ("Assignor") hereby assigns, transfers and grants all of its beneficial interest under the Note and Deed of Trust by and between Ismael Yalun and Avegail Yalun and assignor dated 08/07/2017, as collateral, to U.S. Bank National Association, successor agent, 269 Technology Way, Building B, Unit 3, Rocklin, CA 95765 ("Assignee"), as Collateral Agent for itself and the other secured parties who are now or may become parties to that certain Collateral Agency Agreement, dated as of July 1, 2002, among the Collateral Agent, the Secured Parties (as defined therein), and others, as amended, to secure the obligations described therein. This Assignment shall be governed by and construed under the laws of the State of Nevada. This Assignment shall be binding upon and shall inure to the benefit of respective successors and assigns of Assignor and Assignee.

IN WITNESS WHEREOF, Assignor has executed this Assignment as of the 14th day of September, 2017.



Assignor:

Wyndham Vacation Resorts, Inc., a Delaware corporation

By: \_\_\_\_\_

Name: Danielle Barca

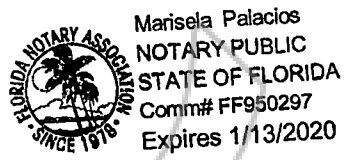
Title: Director, Title Services

STATE OF Florida )  
 ) ss.  
COUNTY OF Orange )

This instrument was acknowledged before me on the 14th day of September, 2017, by Danielle Barca as Director, Title Services of Wyndham Vacation Resorts, Inc., a Delaware corporation.

Notary Public: Marisela Palacios

My Commission Expires: 01/13/2020



# 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) **\$17,049.00**  
 Transfer Tax Value: **\$** \_\_\_\_\_  
 Real Property Transfer Tax Due: **\$17,049.00**  
**\$68.25** ✓

**4. If Exemption Claimed:**

- a) Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
- b) Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest:** Percentage being transferred: 84,000 / 183,032,500

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 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: Wyndham Vacation Resorts, Inc.  
 Address: 6277 Sea Harbor Drive  
 City: Orlando  
 State: FL Zip: 32821

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: ISMAEL YALUN  
 Address: 2209 WOODHILL DR  
 City: PITTSBURG  
 State: CA Zip: 945650000

**COMPANY/PERSON REQUESTING RECORDING**

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

Escrow No.: 000571700897  
 Escrow Officer: \_\_\_\_\_

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