

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.: <See Exhibit B>

Batch: SS8-HOA Contract No. <See Exhibit B>

## TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The Grantee Herein **WAS** The Foreclosing Beneficiary.
- 2) The Amount of The Unpaid Debt together with costs was <See Exhibit B>
- 3) The Amount Paid By The Grantee at the trustee sale was <See Exhibit B>
- 4) The documentary transfer tax is <See Exhibit B>
- 5) 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 <See Exhibit B> and recorded <See Exhibit B> as Instrument No. <See Exhibit B>, of Official Records of Douglas County, Nevada.

The name of the owner of the property was <See Exhibit B>

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded **11/01/2017** as Instrument No. **2017-906381** 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 **01/24/2018** at the place named in the Notice of Sale which was recorded **01/02/2018** as Instrument No. **2018-908654** 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 **<See Exhibit B>**, in lawful money of the United States, or by satisfaction, pro tanto, of the obligations then secured by said Notice of Delinquent Assessment.

Dated: **1/25/2018**



**Janet Castanon, Trustee Sale Officer**

State of NEVADA }

ss

County of CLARK }

On **1/25/2018** before me, **Marissa A. Buckner** the undersigned Notary Public, personally appeared **Janet Castanon** 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  (Seal)

**Marissa A. Buckner**  
**Appt No.: 15-2924-1**  
**Exp Date: 07/06/2019**



**MARISSA A. BUCKNER**  
**NOTARY PUBLIC**  
**STATE OF NEVADA**  
My Commission Expires: 7-6-2019  
Certificate No: 15-2924-1

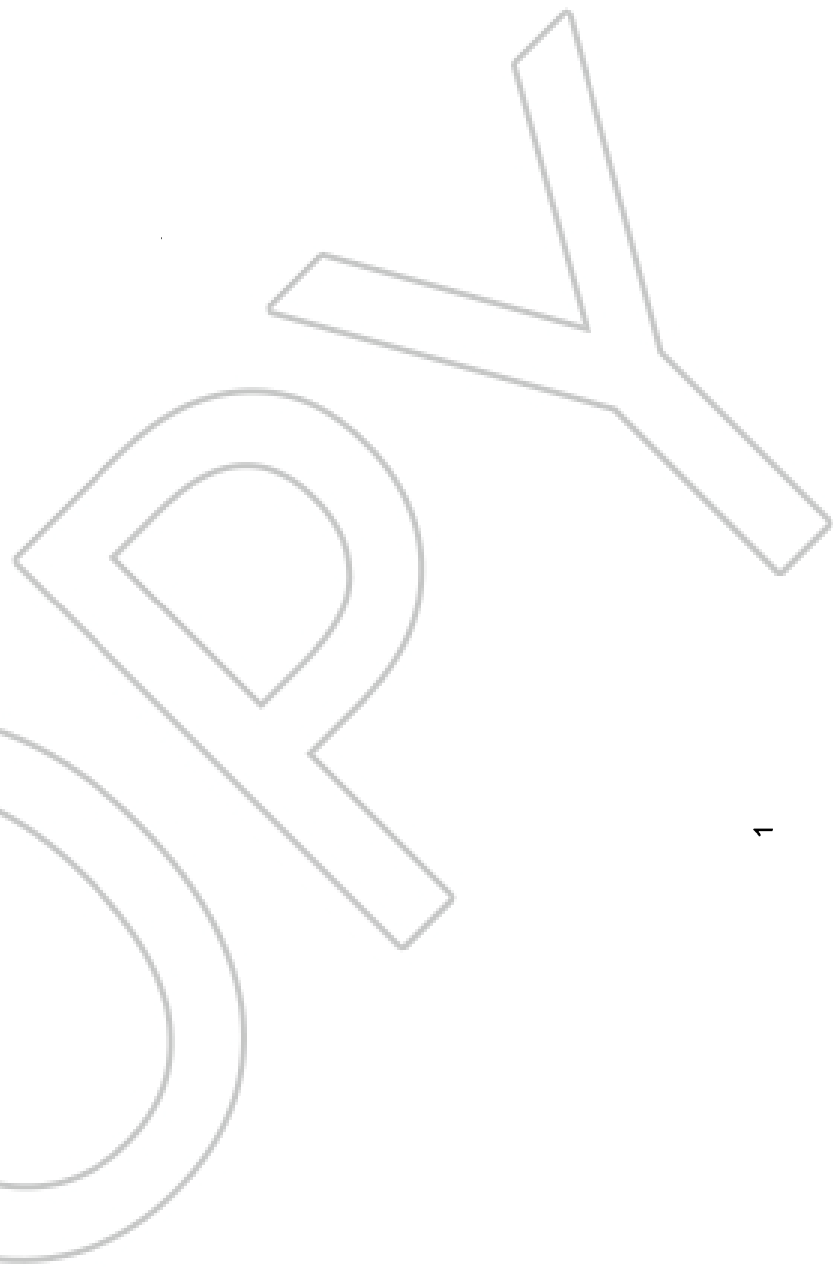
Exhibit 'A'

FRACTIONAL INTEREST LETTER **<See Exhibit B>** CONSISTING OF AN UNDIVIDED **<See Exhibit B>** OWNERSHIP INTEREST AS TENANT IN COMMON IN RESIDENCE CLUB UNIT NO. **<See Exhibit B>** 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, 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.

A.P.N. **<See Exhibit B>**

**Exhibit B**

Contract Number	APN	Owner (s)	Fractional Interest Letter	Undivided Ownership Interest	Residence Club Unit No.	Notice of Delinquent Assessment Dated	Notice of Delinquent Assessment Recording Date / Instrument No.	Unpaid Debt, Amt Bid, Amt paid by Grantee
551-7066	551-14301-04	CARL A JOHNSON	D	1/13	14301	9/15/2017	09-27-17 / 2017-904821	\$19,255.57
551-7070	551-14301-04	DAVID BURTON	D	1/13	14303	9/15/2017	09-27-17 / 2017-904821	\$12,336.15
<b>TOTALS:</b>								<b>\$31,591.72</b>



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) <See Exhibit B> \_\_\_\_\_
- b) \_\_\_\_\_
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$31,591.72
- b) Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- c) Transfer Tax Value: \$31,591.72
- d) Real Property Transfer Tax Due \$124.80

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: \_\_\_\_\_  
Signature: \_\_\_\_\_

Capacity: AGENT  
Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: First American Title Insurance Co  
Address: 400 S. Rampart Blvd., Suite 290  
City: Las Vegas  
State: NV Zip: 89145

Print Name: Tahoe at South Shore  
Vacation Owners  
Association, Inc.  
Address: 6277 SEA HARBOR DRIVE  
City: Orlando  
State: FL Zip: 32821

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: First American Title Insurance Co.  
Address: 400 S. Rampart Blvd., Suite 290  
City: Las Vegas

File Number: S S 8 - H O A  
State: NV Zip: 89145

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