

DOUGLAS COUNTY, NV

2018-911016

RPTT:\$0.00 Rec:\$35.00

03/01/2018 09:40 AM

\$35.00 Pgs=4

WHITE ROCK GROUP, LLC

KAREN ELLISON, RECORDER

Prepared by or under the supervision of:
Hayes, Johnson & Conley, PLLC
Christopher B. Conley
700 South 21st Street
Fort Smith, AR 72901

Mail Tax Bills to:
Wyndham Vacation Resorts, Inc.
265 East Harmon Avenue
Las Vegas, NV 89109

After recording, mail to:
Gunter-Hayes & Associates
3200 West Tyler, Suite D,
Conway, AR 72034
Contract No: 570803346
Parcel No: 1318-15-820-001
File No: NV-SS-005-004

DEED IN LIEU OF FORECLOSURE

THIS DEED, made this 10th day of October, 20 17, by and between **GINA Y PAGE AND DAVID M DOWD, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, whose address is 180 Elks Point Road, Zephyr Cove, NV 89449, as Grantor(s); 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 **84,000/128,986,500** Undivided fee simple interest as tenants in common in Units 10101- 10104, 10201-10204, 10301-10304 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 **Biennial** Ownership Interest as described in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **168,000** Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore which Points may be used by the Grantee in every **Even** Resort Year(s).

This conveyance is subject to:

1. Real Estate Taxes for the current year and all subsequent years.
2. Declaration 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, conditions, encumbrances, liens, prohibitions, and other requirements of record.

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This Deed in Lieu of Foreclosure is an absolute conveyance in satisfaction of that certain Deed of Trust and Assignment incorporated by reference therein, dated 5/16/2008, and recorded on 8/20/2008, in Official records as Document Number 728664, of the Public Records of Douglas County Nevada given by the above named Grantor(s) or his/her/their/its predecessor in title as Trustor(s) (Mortgagor(s) to Wyndham Vacation Resorts, Inc. (f/k/a Fairfield Resorts Inc.) as Beneficiary (mortgagee) on the above described undivided timeshare interest.

The above referenced Deed of Trust was assigned, transferred, acquired and reassigned in the following order, where applicable:

- Assignment recorded on 8/20/2008 in Book/Page 0808/3256.
- Assignment recorded in Instrument No: N/A;
- Transfer pursuant to the acquisition of Wachovia's corporate trust and institutional custody business by US Bank N.A. on December 30, 2005.
- Reassignment to Wyndham Vacation Resorts, Inc. recorded in Instrument No. _____ at page _____.

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 references 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.

[Signature(s) on Following Page(s)]

DATED this 10th day of October 20 17

Grantor: Gina Y. Page
GINA Y PAGE

SPACE BELOW FOR NOTARY PUBLIC ONLY

ACKNOWLEDGMENT

STATE OF Colorado)
COUNTY OF Boulder) ss.

On this the 10 day of October, 20 17, before me, the undersigned, a Notary Public, within and for the County of Boulder, commissioned qualified, and acting to me appeared in person GINA Y PAGE, to me personally well known as the person(s) whose name(s) appear upon the within and foregoing deed of conveyance as the grantor and stated that they had executed the same for the consideration and purpose 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 10 day of October, 20 17.

JOSHUA D DANIELS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124012532
MY COMMISSION EXPIRES
APRIL 25, 2020

Signature: [Signature]
Print Name: Joshua D Daniels
Notary Public: Joshua D Daniels
My Commission Expires: 4-25-2020

(Please Do **NOT** Stamp or Sign outside this Box)

DATED this 6th day of October 20 17

Grantor: David M Dowd
DAVID M DOWD

SPACE BELOW FOR NOTARY PUBLIC ONLY

ACKNOWLEDGMENT

STATE OF Colorado)
COUNTY OF Boulder) ss.

On this the 6th day of October, 20 17 before me, the undersigned, a Notary Public, within and for the County of Boulder, commissioned qualified, and acting to me appeared in person **DAVID M DOWD**, to me personally well known as the person(s) whose name(s) appear upon the within and foregoing deed of conveyance as the grantor and stated that they had executed the same for the consideration and purpose 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 6th day of October, 20 17.

Signature: 

Print Name: Ashley Sarah Rubin Rieck

Notary Public: Ashley Sarah Rubin Rieck

My Commission Expires: 08/26/2020

ASHLEY SARAH RUBIN RIECK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164032647
MY COMMISSION EXPIRES 08/26/2020

(Please Do **NOT** Stamp or Sign outside this Box)

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):

- a) 1318-15-820-001 PTN
- 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 ONLY	
Document/Instrument#	_____
Book: _____	Page: _____
Date of Recording: _____	_____
Notes: _____	_____

3. Total Value/Sales Price of Property:

\$4,840.11
 Deed in Lieu of Foreclosure Only (value of property) **\$ 13,249.00**
 Transfer Tax Value: **\$-8408.89**
 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: GINA Y PAGE
 Address: 7497 N FOOTHILLS HWY
 City: BOULDER
 State: CO Zip: 803029359

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)
 White Rock Title, LLC
 2907 E. Joyce Blvd, Suite 2
 Fayetteville, AR 72703

Escrow No.: **000570803346**
 Escrow Officer: _____

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