

DOUGLAS COUNTY, NV

2018-91215

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

03/07/2018 11:49 AM

WHITE ROCK GROUP, LLC

KAREN ELLISON, RECORDER

Tax Parcel No.: **1318-15-819-001** PTN
File No.: **NV-SS-005-003**
Contract No.: **571400423**

RECORDING REQUESTED BY/RETURN TO:

White Rock Group, LLC
Christopher B. Conley, Manager
700 South 21st Street
Fort Smith, AR 72901
Phone: (479) 242-8814
Fax: (479) 242-2715

Tax Statements To Be Sent To:

Wyndham Vacation Resorts, Inc.
265 East Harmon Ave.
Las Vegas, NV 89109

Save Space Above For Recorders Use Only

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Christopher B. Conley, Nevada Bar Number 13325** as the duly appointed Substituted Trustee, under a Deed of Trust(s) executed by the Trustor(s) as shown on **NKECHI NZEREM-JOHNSON**, referred to below and herein called Trustee, does hereby grant without any covenant or warranty, express or implied to Wyndham Vacation Resorts, Inc, herein called Grantee, and the Beneficiary herein, the following described real property situated in Clark County, Nevada, described as follows:

A **105,000/ 90,245,000** Undivided fee simple interest as tenants in common in Units 9101, 9102, 9103, 9103, 9104, 9201, 9203, 9204 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 Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **105,000** Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore which Points may be used by the Grantee in every **Each** Resort Year.

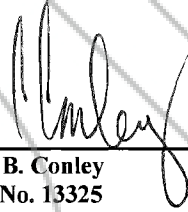
The Amount of the Unpaid Debt: \$ \$12,121.85
The Amount paid by the Grantee: \$100.00

This conveyance is made pursuant to the powers conferred upon Trustee by the Deed of Trust executed by: Wyndham Vacation Resorts, Inc, as Trustor(s), originally to Fidelity National Title Insurance Company, and recorded in the official records, in the Office of the Recorder of Clark County Nevada and after fulfillment of the conditions in said Deed of Trust authorized this conveyance. All requirements of law regarding the mailing, personal delivery and publication of copies of the Notice of Default and Election to Sale Under Deed of Trust and Notice of Trustee's Sale and the posting of copies of Notice of Trustee's Sale have been satisfied. Trustee in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on **January 24, 2018**. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being **\$100.00** in lawful money of the United States in the full satisfaction of the indebtedness then secured by said Deed of Trust.

TO HAVE AND TO HOLD the same unto the said Wyndham Vacation Resorts, Inc, and unto its successors and assigns forever, with all privileges and appurtenances thereunto belonging.

In Witness Whereof, Christopher B. Conley, Nevada Bar No. 13325 as the Substituted Trustee, has this day, caused its name and seal to be hereunto affixed.

TRUSTEE



Christopher B. Conley
Nevada Bar No. 13325

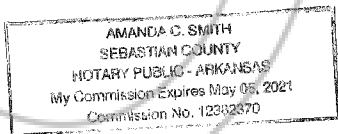
Dated: January 19, 2018

STATE OF ARKANSAS §

COUNTY OF SEBASTIAN §

On January 19, 2018 personally appeared Christopher B. Conley, before me, Amanda C. Smith, a notary public, personally known or proved to me to be the person whose name is subscribed to the above instrument, who acknowledged that he/she executed the above instrument.

(SEAL)



WITNESS my hand and official seal.



Amanda C. Smith
(Notary Public)
Comm. No.: 12382370
Comm. Exp.: 05/05/2021


APN No.: 1318-15-819-001 PTN
File No.: NV-SS-005-003

DECLARATION OF SALE

On **January 24, 2018**, I sold the timeshare property listed below at public auction for a total bid of \$100.00, to Wyndham Vacation Resorts, Inc.:

<u>Contract No.</u>	<u>Debtor (s)</u>	<u>Original DOT Recording Information</u>	<u>Amount of winning bid at Foreclosure Sale</u>
571400423	NKECHI NZEREM-JOHNSON	842371	\$100.00

I declare under the penalty of perjury that the foregoing is true and correct Executed on **January 24, 2018**.




David Winter

STATE OF NEVADA §

COUNTY OF CLARK §

On March 1, 2018 personally appeared David Winter, before me, Heather Ebnetter a notary public, personally known or proved to me to be the person whose name is subscribed to the above instrument, who acknowledged that he/she executed the above instrument.

Heather Ebnetter
Notary Public (print name)


Notary Public (signature)



SEAL

My Commission Expires: Aug. 9, 2020
Commission No: 08-8380-1

Do Not Stamp Seal or Sign outside the marginal area for recording purpose

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)
a) 1318-15-819-001 PTN

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

2. Type of Property:
 a) Vacant Land f) Comm'l/Ind'l
 b) Single Fam. Res. g) Agricultural
 c) Condo/Twnhse h) Mobile Home
 d) 2-4 Plex **X Other – Timeshare**
 e) Apt. Bldg

3. a. Total Value/Sales Price of Property: \$ 100.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ 00.00
 c. Transfer Tax Value: \$ 100.00
 d. Real Property Transfer Tax Due: \$ 00.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: **105,000/ 90,245,000**
 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 therein. Furthermore, the 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) INFO. (REQUIRED) BUYER (GRANTEE) INFORMATION(REQUIRED)

Name: Christopher B. Conley
 Address: 700 South 21st Street
 City: Fort Smith
 State: AR Zip: 72901

Name: Wyndham Vacation Resort, Inc.
 Address: 8427 South Park Circle
 City: Orlando
 State: FL Zip: 32819-9058

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Name: White Rock Group, LLC
 Christopher B. Conley, Manager
 Address: 700 South 21st Street
 City: Fort Smith, State: AR Zip: 72901