DOUGLAS COUNTY, NV RPTT:\$81.90 Rec:\$35.00 Total:\$116.90

2018-912075 03/26/2018 04:10 PM

00/20/2010 04:1011

WHITE ROCK TITLE LLC

Pgs=4

Contract No.:000571800028

Number of Points Purchased: 105,000

Annual Ownership

APN Parcel No.: 1318-15-818-001 PTN

Mail Tax Bills to: Wyndham Vacation Resorts, Inc.

180 Elks Point Road Zephyr Cove, NV 89449

Recording requested by:

White Rock Title, LLC, agents for Fidelity National Title Insurance Co.

After recording, mail to:

White Rock Title, LLC, 2907 E. Joyce Blvd, Suite 2

Fayetteville, AR 72703



KAREN ELLISON, RECORDER

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 Mitsuko K Espinoza and Aldo B Espinoza Ramirez, 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 105,000/109,787,500 undivided fee simple interest as tenants in common in Units 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 and 8303 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 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 Each Resort Year(s).

SUBJECT TO:

- 1. Any and all rights of way, reservations, restrictions, easements, mineral exceptions and reservations, and conditions of record;
- 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 1st day of February, 2018.

WYNDHAM VACATION RESORTS, INC.

a Delaware corporation

By:

Danielle Barca

Director, Title Services

Attest:

By:

Lashunda Thomas Assistant Secretary

ACKNOWLEDGMENT

STATE OF Florida

) ss.

Michael W. Kerrigan, Jr.

NOTARY PUBLIC STATE OF FLORIDA Comm# FF219072 Expires 4/9/2019

COUNTY OF Orange

This instrument was acknowledged before me this 1st day of February, 2018, by Danielle Barca as Director, Title Services, and Lashunda Thomas, as Assistant Secretary, of Wyndham Vacation Resorts, Inc., a Delaware corporation.

NOTARY SEAL

Michael W. Kerrigan, Jr.

Notary Public

My Commission Expires: 04/09/2019

Exhibit A

Contract # 000571800028

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 Mitsuko K Espinoza and Aldo B Espinoza Ramirez and assignor dated 01/01/2018, 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 1st day of February, 2018.

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THE OF OR OF THE	Assignor:
A A A A A A A A A A A A A A A A A A A	Wyndham Vacation Resorts, Inc., a Delaware corporation
ESEAL.	By:
1969 OFLAWARE	Name: Danielle Barca Title:Director, Title Services
OMAGE OF PL. 11	Thie Director, The Services
STATE OF Florida) ss.
COUNTY OF Orange)

This instrument was acknowledged before me on the 1st day of February , 2018 , by Danielle Barca as Director, Title Services of Wyndham Vacation Resorts, Inc., a Delaware corporation.

Notary Public: Michael W. Kerrigan, Jr.

My Commission Expires: 04/09/2019

Michael W. Kerrigan, Jr.
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF219072
Expires 4/9/2019

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Pa	rool Number(s):			\ \
a) 1318-15-8	rcel Number(s):			\ \
•	10-001 P1N			\ \
b)				. \ \
c)		LEOD DEC	ODDEDE ODTIONA	LUCEONIV
d)	and a	FOR REC	ORDERS OPTIONA	IL USE ONLT
2. Type of Prop			strument#	
c) Condo/Twnl	• .: <u> </u>	Book:	Page: _	
e) ∐Apt. Bldg	f) 🔲 Comm'l/Ind'l	Date of Reco	oraing:	
g)∭Agricultural	h) Mobile Home	Notes.		
i) 🗓 Other - Tim	ıeshare		\rightarrow	
2 Total Value/9	Colos Brigo of Bronorty		\$20,649.00	
	Sales Price of Property:			
	of Foreclosure Only (value	re or brober		
Transfer Tax		1	\$ <u>20,649.00</u>	
	Transfer Tax Due:	1	\$ <u>81.90</u> ✓	
4. If Exemption			Y/	
	Tax Exemption, per NRS	375.090, 8	ection:	
b) Explain R	leason for Exemption:		405 000 (400 707	E00
5. Partial Intere	st:Percentage being tra	nsterrea:	105,000 / 109,787,	
The undersignment	ned declares and ackr	iowleages, i	under penalty of pe	rjury, pursuant to
NRS 375.060 and N	IRS 375.110, that the in	ntormation p	rovided is correct to	the pest of their
information and believed	ef, and can be supporte	d by docum	entation is called upo	on to substantiate
the information prov	vided herein. Furtherm	ore, the pa	rties agree that dis	allowance of any
claimed exemption,	or other determination of	additional ta	ax due, may result in	a penalty of 10%
of the tax due plus i	nterest at 1% per month	ı. Pursuant t	o NRS 375.030, the	Buyer and Seller
shall be jointly and s	everally liable for any ad	ditional amo	unt owed.	
Signature	(75426)	/	Capacity Agent fo	r Grantor/Seller
Signature			Capacity Agent fo	
Signature		\rightarrow	_oapaony <u>Agent to</u>	- Ofanicon Bayor
			VED (ODANTEE) IN	CODMATION
SELLER (GRANTO	R) INFORMATION	BU	YER (GRANTEE) IN	FURIVIATION
(REQUIRED) Print Name: Wyndh	am Vacation Resorts, Inc.	Print Name:	(REQUIRED) MITSUKO K ESPIN	OZA
	ea Harbor Drive	Address:	1080 LE CONTE AV	
City: Orland	A.	City:	SAN FRANCISCO	
State: FL	Zip: 32821	State: C	A Zip: 94124	0000
COMPANY/DEDSON	N REQUESTING RECOR	SUING		
	THE SELLER OR BUYER)	<u>KDIIVO</u>		
White Rock Title, L		Escr	ow No.: <u>0005718000</u>	<u>)28</u>
2907 E. Joyce Blvd	and the second s	Escr	ow Officer:	
Fayetteville, AR 727	7 2			
	LIC RECORD THIS FOR	M MAY BE	RECORDED/MICRO	FILMED)