3

DOUGLAS COUNTY, NV

RPTT:\$163.80 Rec:\$35.00

2018-913005 04/17/2018 11:17 AM

WHITE ROCKTITLE LLC

Total:\$198.80

Pas=4

Contract No.:000571701663

Number of Points Purchased: 210,000

Annual Ownership

APN Parcel No.: 1318-15-819-001 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 **Shirley A Thomas and Woodrow H Thomas, 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 210,000/90,245,000 undivided fee simple interest as tenants in common in Units 9101, 9102, 9103, 9104, 9201, 9203 and 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 Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 210,000 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:

- 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 7th day of March, 2018.

WYNDHAM VACATION RESORTS, INC. a Delaware corporation

By:

Doug Ward

Director, Title Services

Attest:

By:

Lashunda Thomas Assistant Secretary

ACKNOWLEDGMENT

STATE OF Florida

)) ss.

COUNTY OF Orange

This instrument was acknowledged before me this 7th day of March, 2018, by Doug Ward 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

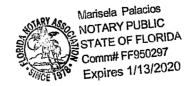


Exhibit A

Contract # 000571701663

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 Shirley A Thomas and Woodrow H Thomas and assignor dated 11/28/2017, 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.

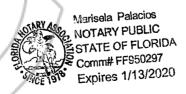
IN WITNESS WHEREOF, Assignor has executed this Assignment as of the 7th day of March, 2018.

III WITILDS WILKEOI, Assign	of has executed this Assignment as of the 7th day of water
ATION ATION APORALO	Assignor:
(A) * (A)	Wyndham Vacation Resorts, Inc., a Delaware corporation
SEAL	
1969 0	Ву:
DEI AWAR	Name: Doug Ward
*************	Title:Director, Title Services
STATE OF Florida) / / / /
COUNTY OF Orange) ss.)

This instrument was acknowledged before me on the 7th day of March, 2018, by Doug Ward 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) 1318-15-819-001 PTN	~ \ \
b) c)	
d) 2. Type of Property:	FOR RECORDERS OPTIONAL USE ONLY
a) □ Vacant Land b) □ Single Fam. Res	Document/Instrument#
c) ☐Condo/Twnhse d) ☐ 2-4 Plex	Book: Page: Date of Recording:
e)	Notes:
i) XOther - Timeshare	
	\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
3. Total Value/Sales Price of Property:	\$ <u>41,747.00</u>
Deed in Lieu of Foreclosure Only (valu Transfer Tax Value:	e of property) \$ \$41,747.00
Real Property Transfer Tax Due:	\$ <u>41,747.00</u> \$ <u>163.80</u>
4. If Exemption Claimed:	\$ <u>100,00</u> \$
a) Transfer Tax Exemption, per NRS	375.090, Section:
b) Explain Reason for Exemption:	_ \ \
5. Partial Interest: Percentage being tran	
The undersigned declares and acknowledge and a	owledges, under penalty of perjury, pursuant to
information and holief, and can be supported	formation provided is correct to the best of their by documentation if called upon to substantiate
	ore, the parties agree that disallowance of any
	additional tax due, may result in a penalty of 10%
	Pursuant to NRS 375.030, the Buyer and Seller
shall be jointly and severally liable for any add	
Signature	Capacity Agent for Grantor/Seller
Signature	Capacity Agent for Grantee/Buyer
	ouplies,
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED) Print Name: Wyndham Vacation Resorts, Inc.	(REQUIRED) Print Name: SHIRLEY A THOMAS
Address: 6277 Sea Harbor Drive	Address: 255 XAVIER
City: Orlando	City: IVINS
State: FL Zip: 32821	State: UT Zip: 847386074
COMPANY/PERSON REQUESTING RECOR	<u>DING</u>
(REQUIRED IF NOT THE SELLER OR BUYER) White Rock Title, LLC	Escrow No.: 000571701663
2907 E. Joyce Blvd, Suite 2	Escrow Officer:
Fayetteville, AR 72703	
	M MAY BE RECORDED/MICROFILMED)