

DOUGLAS COUNTY, NV

RPTT:\$70.20 Rec:\$35.00

\$105.20 Pgs=4

2018-914750

05/25/2018 03:09 PM

FIRST AMERICAN - NVOD LAS VEGAS

KAREN ELLISON, RECORDER

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: SS10-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 dated **01/03/2018** and recorded **01/12/2018** as Instrument No. **2018-909110**, 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 **02/15/2018** as Instrument No. **2018-910414** 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 **05/23/2018** at the place named in the Notice of Sale which was recorded **04/24/2018** as Instrument No. **2018-913412** 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: **5/24/2018**



Janet Castanon, Trustee Sale Officer

State of NEVADA }

ss

County of CLARK }

On **5/24/2018** 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

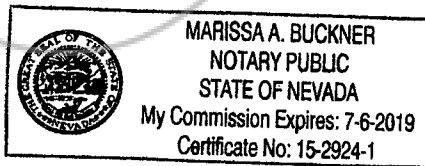


Exhibit 'A'

A **<See Exhibit B>** UNDIVIDED FEE SIMPLE INTEREST AS TENANTS IN COMMON IN UNITS **<See Exhibit B>** 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 **<See Exhibit B>** OWNERSHIP INTEREST AS DESCRIBED IN THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE AND SUCH OWNERSHIP INTEREST HAS BEEN ALLOCATED **<See Exhibit B>** POINTS AS DEFINED IN THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE WHICH POINTS MAY BE USED BY GRANTEE IN **<See Exhibit B>** RESORT YEAR(S).

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

Exhibit B

Contract Number	APN	Owner (\$)	Undivided Fee Simple Interest / Ownership Interest	Units	Allocated Points / Resort Year	Unpaid Debt, Amt Bid, Amt paid by Grantee
410527550	1318-15-817-001	LANETTA MCCARTER and the unrecorded interest of the spouse of LANETTA MCCARTER	315,000/138,156,000 / ANNUAL	7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303	315000 / Each	\$5,021.93
570509141	1318-15-820-001	W. SCOTT OSIF and the unrecorded interest of the spouse of W. SCOTT OSIF	77,000/128,986,500 / BIENNIAL	10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 AND 10304	154000 / Even	\$1,330.70
570602466	1318-15-822-001 & 1318-15-823-001	LINDA M. SPRIGGS and the unrecorded interest of the spouse of LINDA M. SPRIGGS	210,000/183,032,500 / ANNUAL	12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 AND 14302	210000 / Each	\$1,678.64
571000264	1318-15-817-001	LISA S. CUNDALL	154,000/138,156,000 / ANNUAL	7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303	154000 / Each	\$1,632.26
410541270	1318-15-820-001	RAYA BRUSTIN and the unrecorded interest of the spouse of RAYA BRUSTIN	308,000/128,986,500 / ANNUAL	10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 & 10304	308000 / Each	\$2,082.45
571302223	1318-15-820-001	ARDEM BAGHASARIAN and the unrecorded interest of the spouse of ARDEM BAGHASARIAN and ARTEEN BAGHASSARIAN and the unrecorded interest of the spouse of ARTEEN BAGHASSARIAN	705,000/128,986,500 / ANNUAL	10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303, & 10304	705000 / Each	\$3,861.37
580641157	1318-15-819-001	VARDAN BIYAZYAN and the unrecorded interest of the spouse of VARDAN BIYAZYAN and YEVA BIYAZYAN and the unrecorded interest of the spouse of YEVA BIYAZYAN	154,000/90,245,000 / ANNUAL	9101, 9102, 9103, 9104, 9201, 9203 & 9204	154000 / Each	\$2,203.58
Totals:						\$17,810.93

**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: \$17,810.93
b) Deed in Lieu of Foreclosure Only (value of property) (_____)
c) Transfer Tax Value: \$17,810.93
d) Real Property Transfer Tax Due \$70.20

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]
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

Tahoe at South Shore
Vacation Owners
Print Name: 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. File Number: S S 1 0 - H O A
Address 400 S. Rampart Blvd., Suite 290
City: Las Vegas State: NV Zip: 89145