

DOUGLAS COUNTY, NV

2019-927162

Rec:\$35.00

\$35.00

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03/28/2019 01:46 PM

CHICAGO TIMESHARE ESCROW

KAREN ELLISON, RECORDER

A Portion of APN: **1319-15-000-015**

RECORDING REQUESTED:

Fidelity National Timeshare
A Division of Chicago Title Company
10805 Rancho Bernardo Rd. Suite 150
San Diego, CA 92127

WHEN RECORDED MAIL TO:

Walley's Property Owners Association
Orange Lake Resorts
8505 W. Irlo Bronson Memorial Hwy.
Kissimmee, FL 34747

MAIL TAX STATEMENTS TO:

Walley's Property Owners Association
Orange Lake Resorts
8505 W. Irlo Bronson Memorial Hwy.
Kissimmee, FL 34747

File Number: DBK5657

Contract Number: DWR-B1202505

Bond Number: 0748351

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BOND FOR LOST TRUST DEED NOTE
AND/OR LOST DEED OF TRUST
WITH POWER OF ATTORNEY**

PRINCIPAL: FABIAN FALCONETT AND CYNTHIA FOWLER

SURETY: INTERNATIONAL FIDELITY INSURANCE COMPANY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

INTERNATIONAL FIDELITY INSURANCE COMPANY
2999 Oak Rd., Suite 820
Walnut Creek, CA 94597

Bond No. 0748351
Premium: \$434.00

BOND FOR LOST TRUST DEED NOTE AND/OR LOST DEED OF TRUST

KNOW ALL MEN BY THESE PRESENTS:

That Fabian Falconett and Cynthia Fowler (hereinafter referred to as Principal), as Principal, residing at 2582 46th Avenue, San Francisco, CA 94116, and INTERNATIONAL FIDELITY INSURANCE COMPANY, a corporation organized and existing under the laws of the State of New Jersey and duly authorized to transact the business of indemnity or suretyship in the State of Nevada as Surety, are held and firmly bound unto Stewart Title of Douglas County and/or Chicago Title, hereinafter referred to as either Trustee or Obligee in the penal sum of Nineteen Thousand, Two Hundred and Forty-Two DOLLARS (\$ 19,242.00), lawful money of the United States of America, for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns, firmly by these presents.

THE CONDITION of the above obligation is such that

WHEREAS, on 06/24/04, Fabian Falconett and Cynthia Fowler executed certain promissory note in the principal sum of Nine Thousand, Six Hundred and Twenty-One and no/100 DOLLARS (\$ 9,621.00) payable to the order of Walley's Partners Limited Partnership with interest as in said note provided, the payment of said note being secured by Deed of Trust of even date therewith, executed by said Fabian Falconett and Cynthia Fowler to Stewart Title of Douglas County as Trustee upon certain real property therein described, said Deed of Trust having been filed on 09/03/04 and recorded in Book 0904, Page 01126, Inst # 0623345 of Official Records, County of Douglas State of NV to which record, reference is hereby made; and

WHEREAS, said Principal has delivered or caused to be delivered to said Trustee and Obligee a request that it as such Trustee, and pursuant to the provisions of said Deed of Trust, has been fully paid; and

WHEREAS, said Trustee has refused to reconvey said property for the reason that Promissory Note and/or Deed of Trust have not been surrendered to said Trustee in accordance with the provision of said deed ; and

WHEREAS, said Principal represents that said Note and/or Deed of Trust and any other evidence of indebtedness secured by said Deed of Trust have been lost, destroyed, mislaid, or stolen, and therefore cannot, in accordance with the requirements of said Deed, be surrendered to said Trustee, and further represents that same have not been endorsed, assigned, transferred, pledged, or hypothecated, but the Principal remains the legal and rightful owner of the indebtedness and obligations secured by said Deed of Trust.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE, that if the Principal, the heirs legal representatives, successors or assigns, or any of them, shall in case the said mislaid, lost, stolen, or destroyed Security be

found or come into the hands or under the control of Principal, deliver or cause same to be delivered unto the Obligee for retention and cancellation, and shall also at all times defend, indemnify and save harmless the Obligee, from and against any and all claims, actions and suits, whether groundless or otherwise, and from and against any and all liabilities losses, damages, costs, charges, counsel fees and other expenses of every nature and character arising out of or in any way connected with the misplacement, loss theft or destruction of the Security, or the issuance by Obligee of a Full Reconveyance without neglect on the part of the Obligee, or its officers, agents or employees and/or omission or failure to inquire into, contest or litigate, the right of any person to receive any payment, credit, assignment, transfer, reimbursement, registration, exchange or delivery in respect of said Security, and/or caused by, based upon or arising out of any other matter or thing whatsoever, then this obligation shall be void; otherwise it shall remain in full force and effect.

This indemnity shall be unlimited as to time and shall bind Principal and Surety, their respective heirs, legal representatives, successors or assigns and inure to the benefit of the Obligee, its successors and assigns.

WITNESS our hands and seal this 22nd day of October 2018.

[Signature]
Fabian Falconett (Principal)

[Signature]
Cynthia Fowler (Principal)

INTERNATIONAL FIDELITY INSURANCE COMPANY

BY: [Signature]
Will Mingram / Attorney-in-fact

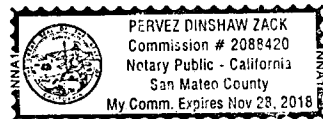
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SAN MATEO
On 28TH NOV 2018 before me, PERVEZ DINSHAW ZACK Notary Public,

personally appeared FABIAN FALCONETT CYNTHIA FOWLER, who 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 entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature [Signature]
Signature of Notary Public



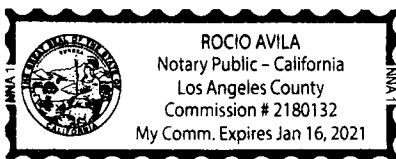
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Los Angeles
On 10/22/18 before me, Rocio Avila, a Notary Public

personally appeared Will Mingram, who 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 entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature [Signature]
Signature of Notary Public



POWER OF ATTORNEY
INTERNATIONAL FIDELITY INSURANCE COMPANY
ALLEGHENY CASUALTY COMPANY

Bond # 0748351

One Newark Center, 20th Floor, Newark, New Jersey 07102-5207 PHONE: (973) 624-7200

KNOW ALL MEN BY THESE PRESENTS: That **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and **ALLEGHENY CASUALTY COMPANY** a corporation organized and existing under the laws of the State of New Jersey, having their principal office in the City of Newark, New Jersey, do hereby constitute and appoint

OSCAR GALLEGOS, JUSTIN BUENAVENTURA, JEFFREY R. DAVIS, WILL MINGRAM, JENNIFER WAYNE

Los Angeles, CA

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 20th day of July, 2010 and by the Board of Directors of **ALLEGHENY CASUALTY COMPANY** at a meeting duly held on the 10th day of July, 2015 :

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **INTERNATIONAL FIDELITY INSURANCE COMPANY** and
ALLEGHENY CASUALTY COMPANY have each executed and attested these presents
on this 31st day of December, 2017



STATE OF NEW JERSEY
County of Essex

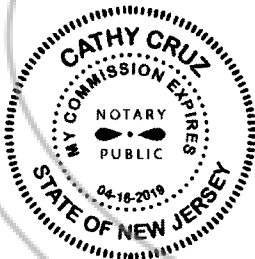
George R. James

Executive Vice President (International Fidelity Insurance Company) and
Vice President (Allegheny Casualty Company)



On this 31st day of December, 2017, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and of **ALLEGHENY CASUALTY COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.



Cathy Cruz a Notary Public of New Jersey
My Commission Expires April 16, 2019

CERTIFICATION

I, the undersigned officer of **INTERNATIONAL FIDELITY INSURANCE COMPANY** and **ALLEGHENY CASUALTY COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, October 22, 2018

Maria H. Branco, Assistant Secretary