

DOUGLAS COUNTY, NV

2019-935179

RPTT:\$46.80 Rec:\$35.00

\$81.80 Pgs=5

09/16/2019 08:58 AM

FIRST AMERICAN - NVOD LAS VEGAS

KAREN ELLISON, RECORDER

RECORDING REQUESTED BY AND RETURN TO:

First American Title Insurance Company

WHEN RECORDED RETURN TO AND

MAIL TAX STATEMENTS TO:

**Tahoe at South Shore Vacation Owners**

**Association, Inc.,**

**C/O Wyndham Vacation Resorts**

**6277 Sea Harbor Drive**

**Orlando, FL 32821**

**A.P.N.: (SEE SCHEDULE 1)**

**Batch ID: Foreclosure HOA 90556-SS14-HOA**

**Contract No.: (See Schedule "1")**

### 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 Schedule "1")**
- 3) The Amount Paid By The Grantee at the trustee sale was **(See Schedule "1")**
- 4) The documentary transfer tax is **(See Schedule "1")**
- 5) Said Property Is In The City of **Zephyr Cove**

**FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation** (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 on **Exhibit "A"**

RECITALS: This conveyance is made PURSUANT TO THE AUTHORITY AND POWERS GRANTED TO ASSOCIATION CLAIMANT AND CONFERRED UPON APPOINTED TRUSTEE BY THE PROVISIONS OF THE Declaration recorded **10/28/2004**, recording reference **628022**, 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 ("Lien") recorded **(See Schedule "1")** as recording reference **(See Schedule "1")** of Official Records of **Douglas County, Nevada**.

The name of the owner(s) of the property is (See Schedule "1").

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded 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 **09/12/2019** at the place named in the Notice of Sale, 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 of (See Schedule "1"), in lawful money of the United States, or by satisfaction, pro tanto, of the obligations then secured by said Lien.

Date: **9/13/2019**

First American Title Insurance Company



By: Janet Castanon, Trustee Sale Officer

State of NEVADA}

SS

County of CLARK}

On **9/13/2019** before me, **J. Rodriguez**, 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.

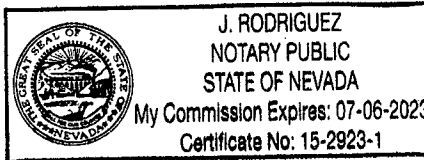
WITNESS my hand and official seal.

Signature  (Seal)

J. Rodriguez

Appt No.: 15-2923-1

Exp Date: 07/06/2023



**Exhibit "A"**

A **(SEE SCHEDULE "1")** UNDIVIDED FEE SIMPLE INTEREST AS TENANTS IN COMMON IN UNITS **(SEE SCHEDULE "1")**, 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 ("CONDOMINIUM DECLARATION") DATED OCTOBER 21, 2002 AND RECORDED DECEMBER 05, 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 SCHEDULE "1")** OWNERSHIP INTEREST AS DESCRIBED IN THE DECLARATION OF RESTRICTIONS FOR FAIRFIELD TAHOE AT SOUTH SHORE AND SUCH OWNERSHIP INTEREST HAS BEEN ALLOCATED **(SEE SCHEDULE "1")** POINTS AS DEFINED IN THE TIMESHARE PLAN WHICH POINTS MAY BE USED BY THE GRANTEE IN EACH **(SEE SCHEDULE "1")** RESORT YEAR(S).

Schedule "1"

Contract No.	Legal Description Variables	APN	Owner(s)	Lien Recording Date and Reference	Unpaid Debt, Amt Bid, Amt Paid by Grantee
170510341	<p>UNDIVIDED INTEREST: 154,000/128,986,500 UNIT(S): 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303, 10304 POINTS: 154000 OWNERSHIP INTEREST: ANNUAL</p>	1318-15-820-001	LI ANN JACKSON, and the unrecorded interest of the spouse of LI ANN JACKSON and MARC JACKSON, and the unrecorded interest of the spouse of MARC JACKSON	05/13/2019; Inst: 2019-928939	\$1,404.78
410538011	<p>UNDIVIDED INTEREST: 105,000/90,245,000 UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203, 9204 POINTS: 210000 OWNERSHIP INTEREST: BIENNIAL</p>	1318-15-819-001	EARL THORNTON and WILLIE M THORNTON	05/13/2019; Inst: 2019-928939	\$1,149.98
430511360	<p>UNDIVIDED INTEREST: 203,000/128,986,500 UNIT(S): 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303, 10304 POINTS: 203000 OWNERSHIP INTEREST: ANNUAL</p>	1318-15-820-001	Heirs and/or beneficiaries of the estate of ROBERT W. TOEPFER and CORA L. TOEPFER	05/13/2019; Inst: 2019-928939	\$1,250.38
570501817	<p>UNDIVIDED INTEREST: 77,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302, 7303 POINTS: 154000 OWNERSHIP INTEREST: BIENNIAL</p>	1318-15-817-001	Heirs and/or Beneficiaries of the Estate of Donald J. Newman and Rosemary S. Newman, and the unrecorded interest of the spouse of Rosemary S. Newman	05/13/2019; Inst: 2019-928939	\$1,184.84

Schedule "1"

Contract No.	Legal Description Variables	APN	Owner(s)	Lien Recording Date and Reference	Unpaid Debt, Amt Bid, Amt Paid by Grantee
570804629	<p>UNDIVIDED INTEREST: 154000/183032500 UNIT(S): 12101,12102,12103,12201,12202,12203,12302,14102,14103,14104,14202,14203,14204,14302 POINTS: 154000 OWNERSHIP INTEREST: ANNUAL</p>	1318-15-822-001	ROBERT L. TIPTON and the unrecorded interest of the spouse of and ROBERT L. TIPTON and PATRICIA RESLER TIPTON and the unrecorded interest of the spouse of PATRICIA RESLER TIPTON	05/13/2019; Inst: 2019-928939	\$1,158.02
570804674	<p>UNDIVIDED INTEREST: 84,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302, 7303 POINTS: 168000 OWNERSHIP INTEREST: BIENNIAL</p>	1318-15-817-001	THOMAS JEFFREY and TAMMY JEFFREY	05/13/2019; Inst: 2019-928939	\$2,385.01
570806380	<p>UNDIVIDED INTEREST: 84,000/183,032,500 UNIT(S): 12101,12102,12103,12201,12202,12203,12302,14102,14103,14104,14202,14203,14204 AND 14302 POINTS: 168000 OWNERSHIP INTEREST: BIENNIAL</p>	1318-15-822-001	SAMUEL F. KITCHING, JR. and CAROLYN J. KITCHING	05/13/2019; Inst: 2019-928939	\$2,302.48
571001551	<p>UNDIVIDED INTEREST: 77,000/128,986,500 UNIT(S): 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303, 10304 POINTS: 154000 OWNERSHIP INTEREST: BIENNIAL</p>	1318-15-820-001	DONALD J. NEWMAN	05/13/2019; Inst: 2019-928939	\$1,153.40
<b>Total:</b>					<b>\$11,988.89</b>

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) See Schedule "1"
- 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: \$ 11,988.89
- b) Deed in Lieu of Foreclosure Only (value of property) (\_\_\_\_\_)
- c) Transfer Tax Value: \$ 11,988.89
- d) Real Property Transfer Tax Due \$ 46.80

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] Capacity: AGENT  
 Signature: \_\_\_\_\_ 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

Print Name: Inc  
 Address: Tahoe at South Shore Vacation Owners Association, C/O Wyndham Vacation Resorts, 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: Foreclosure HOA 90556-SS14-HOA  
 Address: 400 S. Rampart Blvd., Suite 290  
 City: Las Vegas State: NV Zip: 89145

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)