DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$35.00 \$35.00 Pgs=2 2019-935441 09/19/2019 01:21 PM

WHITE ROCK GROUP, LLC

KAREN ELLISON, RECORDER

CONTRACT NO: 002191504943
This Instrument Prepared By and Return To: Ramona Harrington
Title Services
Wyndham Vacation Resorts, Inc.
6277 Sea Harbor Drive

Orlando, FL 32821

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS DEED, made this 01/11/2019 by and between Janette A Maple SO, whose address is PO BOX 12457, ZEPHYR COVE, NV 89448, as Grantor(s); and WYNDHAM VACATION RESORTS, INC., a Delaware corporation, Fairfield Resorts, Inc., as Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the aforesaid Grantee, its successors and assigns, the following described property:

A 400,000/90,245,000 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").

This conveyance is subject to:

- 1. Real Estate Taxes for the current year and all subsequent years.
- 2. Declaration of Condominium and all Amendments thereto.
- 3. Zoning and other land use restrictions imposed by public authorities.
- 4. Rights or claims of parties in possession not shown by the Public Records.
- 5. Easements or claims of easements not shown by the Public Records.
- 6. Encroachments, overlaps, boundary line disputes, and other matters, which would be disclosed by an accurate survey or inspection of the premises.
- 7. Any adverse claim to any portion of the above described property, which has been created by artificial means or has accretion, and riparian rights, if any.
- 8. Restrictions, conditions, encumbrances, liens, prohibitions, and other requirements of record.

By execution hereof, Grantor does hereby release Grantee from any and all claims of any kind or nature arising out of said Mortgage, and Note incorporated by reference therein, and by acceptance of this Warranty Deed in Lieu of Foreclosure, Grantee does hereby release Grantor from any and all claims of any kind or nature arising out of said Mortgage and Note incorporated by reference therein, with both Grantor and Grantee understanding and acknowledging the significance and consequence of their specific intention to mutually release all claims. The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors, and assigns of the respective parties hereto. The Grantor does hereby fully warrant to Grantee that Grantor is lawfully seized in the property; that Grantor has good, right and lawful authority to sell and convey said property; and Grantor hereby covenants with the Grantee that Grantor will forever warrant and defend the title to the property against all claims whatsoever.

DATED this 01/11/2019.

MANUAL MAPLE

Grantor: JANETTE A MAPLE

ACKNOWLEDGEMENT

CTATE OF DESCRIPTION ALLOWAY
STATE OF Panayuana) ss.
COUNTY OF AMEGNETY)
On this the 4th day of Charley, 20 19 before me, the undersigned, a Notary
On this the 4m day of Chounty, 20 19 before me, the undersigned, a Notary Public, within and for the County of Algerty, State of Formsylving.
commissioned qualified, and acting to me appeared in person JANETTE A MAPLE, to me personally well
known as the person(s) whose name(s) appear upon the within and foregoing deed of conveyance as the
grantor and stated that they had executed the same for the consideration and purposes therein mentioned
and set forth, and I do hereby so certify.
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal as such Notary
Public at the County and State aforesaid on this HTM day of FELOCIAN, 20 19
Signature: Rhandaz Kelber
Print Name: Provide E KEELDEV
Notary Public
My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL Rhonda E. Keebier, Notary Public City of Pitisburgh, Allegheny County My Commission Expires March 23, 2019

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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. Recol ☐ Condo/Twnhse d) ☐ 2-4 Plex e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l g) ☐ Agricultural h) ☐ Mobile Home i) ☑ Other - Timeshare	s. Document/Instrument# Book: Page: Notes: Page: Page	
3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value) Transfer Tax Value:	ue of property) <u>\$ 53,847,00</u> \$ <u>-29358,93</u>	
Real Property Transfer Tax Due:	\$ <u>0.00</u>	
4. If Exemption Claimed:a) Transfer Tax Exemption, per NRS	: 375 090 Section:	
b) Explain Reason for Exemption:	1070,000, Oction	
5. Partial Interest:Percentage being tra	nsferred: <u>100%</u>	
The undersigned declares and ackn	owledges, under penalty of perjury, pursuant to	
	nformation provided is correct to the best of thei	
	d 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%	
of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Selle shall be jointly and severally liable for any additional amount owed.		
	A /\ /	
Signature Signature	Capacity Agent for Grantor/Seller	
Signature John T	Capacity Agent for Grantee/Buyer	
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION	
(REQUIRED) Print Name: JANETTE A MAPLE	(REQUIRED) Print Name: Wyndham Vacation Resorts, Inc.	
Address: 625 CASCADE RD	Address: 6277 Sea Harbor Drive	
City: PITTSBURGH	City: Orlando	
State: PA Zip: 152214603	State: FL Zip: 32821	
COMPANY/PERSON REQUESTING RECORDING		
(REQUIRED IF NOT THE SELLER OR BUYER)		
White Rock Title, LLC	Escrow No.: <u>002191504943</u>	
700 South 21st Street	Escrow Officer:	
Fort Smith, AR 72901		

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