DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$40.00 \$40.00 Pgs=5 2020-941093 01/21/2020 09:48 AM

WHITE ROCK GROUP, LLC

KAREN ELLISON, RECORDER

CONTRACT NO: 000571101112
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 09/30/2019 by and between Marc Helm and Catherine Helm Joint tenants with right of survivorship, 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 413,000/183,032,500 undivided fee simple interest as tenants in common in Units 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302 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.

This Deed in Lieu of Foreclosure is an absolute conveyance in satisfaction of that certain Mortgage, and Note incorporated by reference therein, dated 05/06/2011, and recorded on 7/20/2011 in Official Records Book No: 31/2012, at Page No: 3560, of the Public Records of Douglas County, Nevada, given by Marc Helm and Catherine Helm Joint tenants with right of survivorship as Mortgagor(s), to Wyndham Vacation Resorts, Inc., as Mortgagee and mortgaged the above described real property.

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.

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 09/30/2019.
Marc Helm Granter MARC HELM
Grantor, MANC HELM
ACKNOWLEDGEMENT
STATE OF CALLORNIA) COUNTY OF FRES No) SS.
COUNTY OF KEST
On this the OS day of OCT, 2019 before me, the undersigned, a Notary Public, within and for the County of FRESNO, State of CALL FOR NEA.
Public, within and for the County of FRESNO, State of CALL FORNEA,
commissioned qualified, and acting to me appeared in person MARC HELM, 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.
DUTECTIMONIN WHITEDEOE. I have become not my hand and official real as much Notary
IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal as such Notary Public at the County and State aforesaid on this
rubile at the County and State aforesaid on this day or, 20 p 1
Signature Like in forsee Print Name: Elike in M 600 N Seca Notary Public My Commission Expires 508. 25 2020
Print Name: Elidia M 600 NSECA
Notary Public Zet
My Commission Expires Feb. 25 2020

ACKNOWLEDGMENT

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.

Signature

	attached, and not the truthfulness, accuracy, or validity of that document.
	State of California
	County of FRESNO
•	On Oct. 08 2019 before me, Elidia M. Jonseca, NoTARY Pub
	(insert name and title of the officer)
٠	personally appeared MARC +) EL m
	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 the 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. ELIDIA M. FONSECA Commission # 214C987
	Notary Public - California Fresno County My Comm. Expires Feb 25, 2020

Grantor: CATHERINE HELM

<u>A</u> (<u>CKNOWLEDGEMENT</u>	. \					
STATE OF CALLORNIA) ss.		\ \					
COUNTY OF FRESH)		7					
On this the O'S day of O'CT. Public, within and for the County of FRESIVE	, 20 / 1 before me, the undersigned , State of	i, a Notary					
commissioned qualified, and acting to me appeared in person CATHERINE HELM, 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 hereum Public at the County and State aforesaid on thisO\{\rmathcal{O}}\rmathcal{O}O	to set my hand and official seal as such $\mathcal{S}^{\mathcal{T}'}$ day of $\mathcal{O} \subset \mathcal{T}$.	Notary 20 <u>4 9</u>					
Print Name: Fild o M. Fouseca							
Signature: Labe m. forsoca Print Name: Elidia M. Forseca Notary Public My Commission Expires: FEB. 25, 202	() (0,						

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County of FRESNO	
Feet .	
On OCT. 08, 2019 before me, ElidiAm. foruseca NoTARY Pub	Li
(insert name and title of the officer)	N.
personally appeared CATHERINE HELM	2

who proved to me on the basis of satisfactory evidence to be the person(g) whose name(g) 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(g) on the instrument the person(s), or the 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.

State of California

Signature lidians forseca (Seal)

ELIDIA M. FONSECA
Commission # 214C987
Notary Public - California
Fresno County
My Conim. Expires Feb 25, 2020

STATE OF NEVADA DECLARATION OF VALUE

	LANATION OF VALUE		
1.	Assessor Parcel Number(s): a) 1318-15-822-001 PTN b) 1318-15-823-001 PTN 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 h) □ Mobile Home i) ☑ Other - Timeshare	Document/InstruBook; Date of Recordi	Page:
3.	Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (valu Transfer Tax Value: Real Property Transfer Tax Due:	e of property)	\$8,889.67 \$ 54,747.00 \$-45857.33 \$0.00
4.	If Exemption Claimed:a) Transfer Tax Exemption, per NRSb) Explain Reason for Exemption:	375.090, Sect	tion:
5.	Partial Interest: Percentage being tran- The undersigned declares and acknowledges and acknowledges and acknowledges are supported to the partial interest.		00%
informathe informathe claime of the	375.060 and NRS 375.110, that the ination and belief, and can be supported formation provided herein. Furthermod exemption, or other determination of tax due plus interest at 1% per month. e jointly and severally liable for any additional second in the s	formation proving the province of the partie or the partie additional tax Pursuant to f	vided is correct to the best of their tation if called upon to substantiate es agree that disallowance of any due, may result in a penalty of 10% NRS 375.030, the Buyer and Seller
Signat Signat		*	Capacity <u>Agent for Grantor/Seller</u> Capacity <u>Agent for Grantee/Buyer</u>
SELLE	ER (GRANTOR) INFORMATION	BUYE	R (GRANTEE) INFORMATION
Print Na Address City: State:		Print Name: Address: City: State: FL	(REQUIRED) Wyndham Vacation Resorts, Inc. 6277 Sea Harbor Drive Orlando Zip: 32821
V	ANY/PERSON REQUESTING RECOR (REQUIRED IF NOT THE SELLER OR BUYER)		
700 Sc	Rock Title, LLC outh 21st Street mith, AR 72901	Escrow Escrow	No.: <u>000571101112</u> Officer:

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