DOUGLAS COUNTY, NV

RPTT:\$56.55 Rec:\$40.00 \$96.55 Pgs=3 2020-952422 09/14/2020 09:48 AM

WHITE ROCK GROUP, LLC

KAREN ELLISON, RECORDER

APN Parcel No. 1318-15-818-001 PTN CONTRACT NO: 000570901710 This Instrument Prepared By and Return To: Wyndham Vacation Resorts, Inc. Title Services 6277 Sea Harbor Drive Orlando, FL 32821 Mail Tax Statements to: Wyndham Vacation Resorts, Inc, 6277 Sea Harbor Drive Orlando, FL 32821

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS Warranty Deed in Lieu of Foreclosure, made this 03/24/2020 by and between William W. Powell, Jr. and Patricia I. Powell, Joint Tenants with the 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 105,000/109,787,500 undivided fee simple interest as tenants in common in Units 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 and 8303 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 is accepted in full satisfaction of Grantor's obligations to Tahoe at South Shore Vacation Owners Association, Inc. whose claims and lien rights against Grantor and the Grantor's property, whether recorded or not, were previously assigned to Grantee.

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By execution hereof, Grantor does hereby release Grantee from any and all claims of any kind or nature arising out of the lien created by the Declaration of Restrictions for Fairfield Tahoe at South Shore recorded October 28, 2004 in Book 1004, Page 13107 as Instrument Number 628022, official records of Douglas County, Nevada, 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 Declaration of Restrictions, which both Grantor and Grantee understand and acknowledge 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 subject only to the encumbrances specifically enumerated herein; that Grantor has good, right and lawful authority to sell and convey the 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: WILLIAM W POWELL JR.

ACKNOWLEDGEMENT

STATE OF					
/) ss.			
COUNTY OF)				
On this the	day of	. 20	before i	me, the undersigned, a	Notary
Public, within and for th	/		, State		
commissioned qualified,	and acting to me	e appeared in pers	on WILLIAM V	W POWELL JR, to me	·
personally well known a	s the person(s) v	vhose name(s) app	ear upon the wi	thin and foregoing dee	d of
conveyance as the grant				he consideration and p	urposes
therein mentioned and se	x forth, and I do	hereby so certify.	/		
IN TESTIMON	IV WHEREOF	Lhave hereunto se	et my hand and o	official seal as such No	otarv
Public at the County and	The contract of the contract o		~	, 20	-
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Signature:		27 K 0 70			
Print Name: Notary Public	-/-/-	о постанительной			
My Commission Expire					

Contract: 000570901710

Patricia I POWELL

	<u>ACKNOWLEDGEMENT</u>
STATE OF A^2) ss.	
COUNTY OF YMA	
On this the 8th day of Public, within and for the County of 1 m a	, 2020 before me, the undersigned, a Notary , State of H 2
Public, within and for the County of Vima	in person PATRICIA I POWELL, 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 san	me for the consideration and purposes therein mention
and set forth, and I do hereby so certify.	
IN TESTIMONY WHEREOF I have here	aunto set my hand and official seal as such Notary
Public at the County and State aforesaid on this	th day of HDril . 2020
01/1	\\.\.\
Simon To Dallagas	FLORA URREA
Print Name: Flora Urrea	NOTARY PUBLIC - ARIZONA Pima County
Notary Public	N'y Commission Expires
My Commission Expires: 06 50 2020	Juna 30, 2020
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	/ /

STATE OF NEVADA DECLARATION OF VALUE

PPAPULLE ALL	
1. Assessor Parcel Number(s):
a) 1318-15-818-001 PTN	
b)	
c)	
ď)	
2. Type of Property:	FOR RECORDERS OPTIONAL USE ONLY
	gle Fam. Res. Document/Instrument#
c) Condo/Twnhse d) 2-4	
	mm'Vind'i Date of Recording:
	bile Home Notes:
i) 🖾 Other - Timeshare	
3. Total Value/Sales Price of	
Deed in Lieu of Foreclosure	
Transfer Tax Value:	\$ <u>14,049.00</u>
Real Property Transfer Tax	Due: \$ <u>56,55</u>
4. If Exemption Claimed:	
a) Transfer Tax Exemption	n, per NRS 375.090, Section:
b) Explain Reason for Exe	
5. Partial Interest:Percentage	
	and acknowledges, under penalty of perjury, pursuant to
	that the information provided is correct to the best of their
information and hallof and and h	e supported by documentation if called upon to substantiate
mornation and belief, and can be	Supported by documentation in called upon to substantiate
the information provided herein.	Furthermore, the parties agree that disallowance of any
	mination of additional tax due, may result in a penalty of 10%
	per month. Pursuant to NRS 375.030, the Buyer and Seller
shall be joinfly and severally liable	for any additional amount owed.
Signature	Capacity Agent for Grantor/Seller
The state of the s	Capacity Agent for Granten/Seller Capacity Agent for Grantee/Buyer
Signature	Capacity Agent for Grantee/Duyer
SELLER (GRANTOR) INFORMAT	TION BUYER (GRANTEE) INFORMATION
VREQUIRED)	(REQUIRED)
Print Name: PATRICA I POWEL	
Address: 3200 W PHILADELPHI	
City: TUCSON	City: Orlando
State: AZ Zip: 85741170	5 State: FL. Zip: 32821
/ /	
COMPANY/PERSON REQUESTION	VG RECORDING
(REQUIRED IF NOT THE SELLER OR BL	
White Rock Title, LLC	Escrow No.: <u>000570901710</u>
700 South 21st Street	Escrow Officer:
Earl Cmith AD 72001	

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