DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$40.00

2020-953795

\$40.00

Pgs=4

KAREN ELLISON, RECORDER

10/02/2020 01:05 PM

WHITE ROCK GROUP, LLC

CONTRACT NO: 002241900484 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 05/07/2020 by and between Paulette Marie Volmer and Stephen L Volmer, 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 800,000/128,986,500 undivided fee simple interest as tenants in common in Units 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 and 10304 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 03/23/2019, and recorded on O4/1/2019 in Official Records Book No: 2019, at Page No: 920 50), of the Public Records of Douglas County, Nevada, given by Paulette Marie Volmer and Stephen L Volmer 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.

DATED this 05/07/2020. auletto Mools ACKNOWLEDGEMENT STATE OF ALTURNIA COUNTY OF Los Awydes) On this the 2 day of July , 20 20 before me, the undersigned, a Notary Public, within and for the County of Los Anglès , State of Luttorit commissioned qualified, and acting to me appeared in person PAULETTE MARIE VOLMER, 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 2 day of July FREDERICK WALLIS Signature: Notary Public - California Los Angeles County Commission # 2186432 Print Name:

My Comm. Expires Mar 25, 2021

Notary Public

My Commission Expires:

Grantor: STEPHEN L VOLMER

ACKNOWLEDGEMENT STATE OF CALIFORNÍA COUNTY OF LOS ANGELES)) ss. On this the 2 day of July , 20 20 before me, the undersigned, a Notary Public, within and for the County of Los Angelts , State of Cautowin commissioned qualified, and acting to me appeared in person STEPHEN L VOLMER, 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 _____ day of FREDERICK WALLIS Signature: Notary Public – California Los Angeles County Commission # 2186432 My Comm. Expires Mar 25, 2021 Print Name: Notary Public My Commission Expires:

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 Loc Argues) On 07/02/2020 before me,	Ross ouck Wallis, Notary,
personally appeared Stephen L. Volunen	Here Insert Name and Title of the Officer
	Name(s) of Signer(s)
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 be/she/they executed the same in ble/ther/their authorized capacity(ies), and that by his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.	
of i	ertify under PENALTY OF PERJURY under the laws the State of California that the foregoing paragraph rue and correct.
FREDERICK WALLIS Notary Public – California Los Angeles County Commission # 2186432	TNESS my hand and official seal.
Place Notary Seal Above	Signature of Notary Public
Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.	
Description of Attached Document	/
Title or Type of Document:	/
Document Date:	Number of Pages:
Signer(s) Other Than Named Above:	
Capacity(ies) Claimed by Signer(s)	
Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s): ☐ Partner — ☐ Limited ☐ General	☐ Corporate Officer — Title(s): ☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	Other:
Signer Is Representing:	Signer is Representing:
	- ,

1. Assessor Parcel Number(s) a) 1318-15-820-001 PTN b) 0 c) 1318-15-820-001 PTN b) 0 c) 2. Type of Property: a) Vacant Land b) 2-4 Plex c) Apt. Bldg f) Comm'l/Ind'l BOOK PAGE NOTES: b) Agricultural h) Mobile Home i) V Other Timeshare 3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due: 4. If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section # b. Explain Reason for Exemption: 5. Partial Interest: Percentage being transferred: 100.0 % 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 salled 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 375/300, the Buyer and Seller shall be jointly and severally liable for any additional amount owed. Signature SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: PAULETTE MARIE VOLMER Address: 90 BOX 12457 City: ZEPHYR COVE State: NV Zip: 89448 COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer) Print Name: While Rook Group, I.I.G COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer) Print Name: While Rook Group, I.I.G (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROPILMED)	DECLARATION OF VALUE	
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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 375.830, the Buye and Seller shall be jointly and severally liable for any additional amount owed. Signature		
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Pursuant to NRS 375.930, the Buyer and Seller shall be jointly and severally liable for any additional amount owed. Signature Capacity Manager/Closing Company SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: PAULETTE MARIE VOLMER Address: PO BOX 12457 Address: 6277 Sea Harbor Drive (City: ZEPHYR COVE City: Drlando State: NV Zip: 89448 State: FL Zip: 32821 COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer) Print Name: White Rock Group, LLC Escrow # 002241900484 Address: 700 South 21st Street City: Fort Smith State: AR Zip: 72901		
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STATE OF NEVADA