

DOUGLAS COUNTY, NV

2021-972882

RPTT:\$60.45 Rec:\$40.00

\$100.45 Pgs=6

08/23/2021 01:40 PM

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.: 1318-15-808-001 PTN & 138-15-817-001 PTN

Batch ID: Foreclosure HOA 109809-SS18-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 Nebraska 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**, as **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 **08/19/2021** 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: 8-23, 2021

First American Title Insurance Company, a Nebraska corporation

By: [Signature]
Joseph T. McCaffrey, Trustee Sale Officer

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on 8-23, 2021, by **Joseph T. McCaffrey as Trustee Sale Officer** for **First American Title Insurance Company, a Nebraska corporation.**

[Signature]
Notary Signature

(NOTARIAL SEAL)

Personally Known or Produced Identification

Type of Identification Produced _____

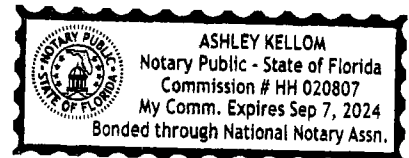


Exhibit "A"

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	Owner(s)	Lien Recording Date and Reference	Unpaid Debt, Amt Bid, Amt Paid by Grantee	Transfer Tax Value	Transfer Tax
430509638	UNDIVIDED INTEREST: 77,000/109,787,500 UNIT(S): 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 AND 8303 POINTS: 154000 OWNERSHIP INTEREST: BIENNIAL	SCOTT SIMRALL and SANDRA J. SIMRALL	05/21/2021; Inst: 2021-967856	\$1,236.55	\$1,500.00	\$5.85
570501403	UNDIVIDED INTEREST: 105,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303 POINTS: 210000 OWNERSHIP INTEREST: BIENNIAL	RODNEY CLAUSE AND THE UNRECORDED INTEREST OF THE SPOUSE OF RODNEY CLAUSE AND NORMA JO WEST AND THE UNRECORDED INTEREST OF THE SPOUSE OF NORMA JO WEST	05/21/2021; Inst: 2021-967856	\$1,482.21	\$1,500.00	\$5.85
570506659	UNDIVIDED INTEREST: 210,000/109,787,500 UNIT(S): 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 AND 8303 POINTS: 210000 OWNERSHIP INTEREST: ANNUAL	PHYLLIS COREY AND THE UNRECORDED INTEREST OF THE SPOUSE OF PHYLLIS COREY AND BRUCE E. STASIK AND THE UNRECORDED INTEREST OF THE SPOUSE OF BRUCE E. STASIK	05/21/2021; Inst: 2021-967856	\$1,751.48	\$2,000.00	\$7.80

Schedule "1"

Contract No.	Legal Description Variables	Owner(s)	Lien Recording Date and Reference	Unpaid Debt, Amt Paid by Grantee	Transfer Tax Value	Transfer Tax
570506691	UNDIVIDED INTEREST: 308,000/109,787,500 UNIT(S): 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 AND 8303 POINTS: 308000 OWNERSHIP INTEREST: ANNUAL	MALCOLM C. MCDANIEL AND THE UNRECORDED INTEREST OF THE SPOUSE OF MALCOLM C. MCDANIEL AND MARJORIE E. MCDANIEL AND THE UNRECORDED INTEREST OF THE SPOUSE OF MARJORIE E. MCDANIEL	05/21/2021; Inst: 2021-967856	\$2,412.98	\$2,500.00	\$9.75
570810937	UNDIVIDED INTEREST: 84,000/109,787,500 UNIT(S): 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 AND 8303 POINTS: 168000 OWNERSHIP INTEREST: BIENNIAL	BERTHA M. OSUNA and CARLOS E. OSUNA	05/21/2021; Inst: 2021-967856	\$1,355.86	\$1,500.00	\$5.85
571501717	UNDIVIDED INTEREST: 677,000/109,787,500 UNIT(S): 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 AND 8303 POINTS: 677000 OWNERSHIP INTEREST: ANNUAL	MARGARET SUSAN KELLEY and JANIS REES MUNN, Trustees of the KELLEY- MUNN TRUST, DATED AUGUST 28, 2013	05/21/2021; Inst: 2021-967856	\$3,422.70	\$3,500.00	\$13.65

Schedule "1"

Contract No.	Legal Description Variables	Owner(s)	Lien Recording Date and Reference	Unpaid Debt, Amt Bid, Amt Paid by Grantee	Transfer Tax Value	Transfer Tax
571900223	UNDIVIDED INTEREST: 836,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303 POINTS: 836000 OWNERSHIP INTEREST: ANNUAL	LOIS ANDILORO	05/21/2021; Inst: 2021-967856	\$3,802.34	\$4,000.00	\$15,600
TOTALS:				\$15,464.12	\$16,500.00	\$64.35

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1318-15-818-001 PTN
 b) 1318-15-817-001 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
 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: \$15,464.12
 b) Deed in Lieu of Foreclosure Only (value of property) (_____)
 c) Transfer Tax Value: \$15,464.12
 d) Real Property Transfer Tax Due \$60.45

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: <u>First American Title Insurance Co</u>	Print Name: <u>Tahoe at South Shore Vacation Owners Association, Inc.</u>
Address: <u>400 S. Rampart Blvd., Suite 290</u>	Address: <u>6277 Sea Harbor Drive</u>
City: <u>Las Vegas</u>	City: <u>Orlando</u>
State: <u>NV</u> Zip: <u>89145</u>	State: <u>FL</u> Zip: <u>32821</u>

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Title Insurance Co. File Number: Foreclosure HOA 109809-SS18-HOA
 Address: 400 S. Rampart Blvd., Suite 290
 City: Las Vegas State: NV Zip: 89145