

DOUGLAS COUNTY, NV

2022-987840

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

07/26/2022 08:16 AM

WHITE ROCK GROUP, LLC

KAREN ELLISON, RECORDER

Prepared by or under the supervision of:

Hayes, Johnson & Conley, PLLC

Christopher B. Conley

700 South 21st Street

Fort Smith, AR 72901

Mail Tax Bills to:

Wyndham Vacation Resorts, Inc.

6277 Sea Harbor Drive

Orlando, FL 32821

After recording, mail to:

White Rock Group, LLC

700 South 21st Street

Fort Smith, AR 72901

Contract No: 000571600071

Parcel No: 1318-15-817-001 PTN

File No: NV-SS-011-002

Space above for Recorder's Use Only

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS DEED, made this 10 day of July, 2022 by and between **RACHEL HOAGLAND**, whose address is 180 Elks Point Road, Zephyr Cove, NV 89449, as Grantor(s); and **WYNDHAM VACATION RESORTS, INC.**, a Delaware corporation, (f/k/a **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 **120,000/138,156,000** Undivided fee simple interest as tenants in common in Units **7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 and 7303** 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').

The Property is a/an **Annual** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **120,000** Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee in every **Each Resort Year(s)**.

This conveyance is subject to:

- Real Estate Taxes for the current year and all subsequent years.
- Declaration of Condominium and all Amendments thereto.
- Zoning and other land use restrictions imposed by public authorities.
- Rights or claims of parties in possession not shown by the Public Records.
- Easements or claims of easements not shown by the Public Record.
- Encroachments, overlaps, boundary line disputes, and other matters, which would be disclosed by an accurate survey or inspection of the premises.
- 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.
- 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 Deed of Trust and Note incorporated by reference therein, dated **1/24/2016**, and recorded on **3/29/2016**, in Official records as Instrument Number **2016-878681**, of the Public Records of Douglas County Nevada given by **RACHEL HOAGLAND**, as Mortgagor(s) to **Wyndham Vacation Resorts, Inc., (f/k/a Fairfield Resorts Inc.)**, as Beneficiary (Mortgagee) and mortgaging the above-described real property.

The above referenced Deed of Trust was assigned, transferred, acquired and reassigned in the following order, where applicable:

- Assignment recorded in Instrument No.: **2016-878681**
- Transfer pursuant to the acquisition of Wachovia's corporate trust and institutional custody business by US Bank N.A. on December 30, 2005.
- Reassignment to Wyndham Vacation Resorts, Inc. recorded on 7/18/22 as Instrument No. 2022-987565.

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 references 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.

[Signature(s) on Following Page(s)]

IN WITNESS WHEREOF, Grantor has caused these presents to be signed this 10 day of July, 2022.

Grantor(s): *RH*
RACHEL HOAGLAND

ACKNOWLEDGMENT

STATE OF California)
COUNTY OF Contra Costa) ss.

On this the 10th day of July, 2022 before me, the undersigned, a Notary Public, within and for the aforementioned County and State, commissioned qualified, and acting to me appeared in person **RACHEL HOAGLAND**, 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 purpose 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 10th day of July, 2022.

SPACE BELOW FOR NOTARY PUBLIC ONLY

[SEAL]



Notary Signature: *S. Kwon Lee*

Print Name: S. Kwon Lee

My Commission No.: 10-27-2024 *sl*

Commission Expires: 2336592
10-27-2024

(Please Do **NOT** Stamp or Sign outside this Box)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-15-817-001 PTN
 b. _____
 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
 Other - TIMESHARE

FOR RECORDERS OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

- 3.a. Total Value/Sales Price of Property \$20,975.26
 b. Deed in Lieu of Foreclosure Only (value of property) \$24,749.00
 c. Transfer Tax Value: \$-3,773.74
 d. Real Property Transfer Tax Due \$0.00

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%
 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 therein. 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 *Rachel Hoagland* Capacity: Manager/Closing Company

Signature *Rachel Hoagland* Capacity: Manager/Closing Company

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Rachel Hoagland
 Address: 180 Elks Point Road
 City: Zephyr Cove
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Wyndham Vacation Resorts, Inc.
 Address: 6277 Sea Harbor Drive
 City: Orlando
 State: FL Zip: 32821

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: White Rock Group, LLC
Christopher B. Conley, Manager
 Address: 700 South 21st Street
 City: Fort Smith

Escrow # 000571600071
 State: AR Zip: 72901