DOUGLAS COUNTY, NV

RPTT:\$74.10 Rec:\$40.00

2022-988868

\$114.10 Pgs=7 **08/26/2022 10:42 AM** 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.: (SEE SCHEDULE 1)

Batch ID: Foreclosure HOA 118141-SS20-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 **08/18/2022** 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 -22, 2022	
	First American Title Insurance Company, a Nebraska
	corporation
	May
	Ву:
	Joseph T. McCaffrey, Trustee Sale Officer
	_ \ \ \
State of Florida	
County of Seminole	
The face as in a inclusion of the administration	rledged before me by means of Øphysical presence or □ online
notarization, on 8-22	, 2022, by Joseph T. McCaffrey as Trustee Sale Office
for First American Title Insurance Con	\ \
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(MINUM MUNI	<u>0 YN </u>
Notary Signature	
Notary Signature	
	(NOTARIAL SEAL)
Personally Known For Produced Iden	itification □
Type of Identification Produced	
. / /	NAME OF THE PROPERTY OF THE PR
\ / /	Notary Public - State of Florida
· / /	Commission of Florida

Commission # HH 020807
My Comm. Expires Sep 7, 2024
Bonded through National Notary Assn.

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).



	000571104439 INTE		PC		720	710	UNIT	469,0				000570707158 INTE		PC	103	1020	1020	1010:	U,	105,0	(1	\	CONTRACT NO.	
	INTEREST: ANNUAL	OWNERSHIP	POINTS: 469000	AND 7303	7203, 7301, 7302	7103, 7201, 7202,	UNIT(S): 7101, 7102,	469,000/138,156,000	INTEREST:	UNDIVIDED		INTEREST: BIENNIAL	OWNERSHIP	POINTS: 210000	10303 AND 10304	10204, 10301, 10302,	10201, 10202, 10203,	10102, 10103, 10104,	UNIT(S): 10101,	105,000/128,986,500	INTEREST:	UNDIVIDED		Variables	Legal Description
	PTN	817-001	1318-15-				<			<		PTN	820-001	1318-15-		\	1	\						APN	
	FLOYD HOLMES	SPOUSE OF JOHN	INTEREST OF THE	THE UNRECORDED	FLOYD HOLMES AND	A. HOLMES AND JOHN	SPOUSE OF BARBARA	INTEREST OF THE	UNRECORDED	AND THE	BARBARA A. HOLMES	CHONAY	SPOUSE OF MISAEL	INTEREST OF THE	UNRECORDED	CHONAY AND THE	CHONAY and MISAEL	SPOUSE OF ISMERAL	INTEREST OF THE	UNRECORDED	AND THE	ISMERAI CHONAY		Owner(s)	
(2022-985167	05/18/2022; Inst:								\)	2022-985167	05/18/2022; Inst:						<i>-</i>				Kererence	Date and	Lien Recording
	\$3,096.50	\										\$1,309.09											Grantee	Paid by	Amt Bid, Amt
	\$3,500.00											\$1,500.00												Tax Value	Transfer
	\$13.65											\$5.85												Tax	Transfer

47.00	71,000.00	7 = ,000:0=	1000				
\$7.80	\$3,000,00	\$1 886 31	05/18/2022; Inst:	A UTAH LIMITED	1318-15- 817-001	OWNERSHIP	57-0407908
			_	TAMB HOLDINGS, LLC.		AND 7303 POINTS: 154000	
						7103, 7201, 7202, 7203, 7301, 7302	
				/		UNIT(S): 7101, 7102,	
						154,000/138,156,000	
			\			INTEREST:	
		\	_			UNDIVIDED	
\$5.85	\$1,500.00	\$1,245.05	2022-985167	TAMMY L. JONES	PTN	INTEREST: ANNUAL	41-0544431
	/		05/18/2022: Inst:	ROGER T IONES and	230-001	POINTS: 203000	
)))	10303, AND 10304	
					<	10204, 10301, 10302,	
		_				10201, 10202, 10203,	
				\	/	10102, 10103, 10104,	
			\			UNIT(S): 10101,	
						203,000/128,986,500	
			\			INTEREST:	
			\rangle			UNDIVIDED	
\$5.85	\$1,500.00	\$1,271.91	2022-985167	PETRY	PTN	INTEREST: ANNUAL	170509426
			05/18/2022; Inst:	the spouse of ROBERT	819-001	OWNERSHIP	
				unrecorded interest of	1318-15-	POINTS: 105000	
				PETRY and the	1	9203, AND 9204	
				PETRY and ROBERT	\	9103, 9104, 9201,	
				the spouse of NANCY		UNIT(S): 9101, 9102,	
				unrecorded interest of		105,000/90,245,000	
				NANCY PETRY and the		INTEREST:	(
						UNDIVIDED	1
		Grantee	Reference				\
Tax	Tax Value	Anit Bid, Anit Paid by	Date and	Owner(s)	APN	Variables	Contract No.
Tunnafor	T	Onpaid Debt,	Lien Recording				
		-			1		

\$11.70	\$3,000.00 \$11.70	\$2,888.45	2022-985167		PTN	INTEREST: ANNUAL	571401405
			05/18/2022; Inst	Andre	818-001	OWNERSHIP	
	/		No.	SPOUSE OF John A.	1318-15-	POINTS: 810000	
				INTEREST OF THE		AND 8303	
				UNRECORDED		8203, 8301, 8302	
				Andre AND THE	<	8103, 8201, 8202,	
				Andre AND John A.		UNIT(S): 8101, 8102,	
				SPOUSE OF Mary		810,000/109,787,500	
			\	INTEREST OF THE	< <	INTEREST:	
)	UNRECORDED		UNDIVIDED	
				Mary Andre AND THE			
\$5.85	\$1,500.00	\$1,111.27	2022-985167		PTN	INTEREST: ANNUAL	571300235
			05/18/2022; Inst:	DUNBAUGH	817-001	OWNERSHIP	
				SPOUSE OF GARY	1318-15-	POINTS: 84000	
				INTEREST OF THE	\	AND 7303	
				UNRECORDED		7203, 7301, 7302	
				AND THE	\	7103, 7201, 7202,	
				GARY DUNBAUGH		UNIT(S): 7101, 7102,	
						84,000/138,156,000	
						INTEREST:	(
						UNDIVIDED	1
2	2	Grantee	Reference			Autorica	
Tav	Tay Value	Daid by	Date and	Owner(s)	APN	Wariahles	Contract No.
Transfer	Transfer	Onpaid Debt,	Lien Recording		1	Legal Description	
		7			***************************************	1	

APN Owner(s) Date and Paid by Reference JOHN ANDRE AND THE UNRECORDED INTEREST OF THE SPOUSE OF JOHN ANDRE AND MARY 1318-15- SPOUSE OF MARY 823-001 INTEREST OF THE INTEREST	\$74.10	\$19,000.00	\$16,724.43	>				Totals:
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Owner(s) Lien Recording Amt Bid, Amt Transfer Owner(s)	lax	lax Value	Paid by Grantee	Reference	;		Variables	\
	Transfer	Transfer	Amt Bid, Amt	Date and	Owner(s)	APN	Legal Description	Contract No.
			Unpaid Debt,			10000		

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)	\ \
a) b) c)		\ \
d).		\
2.	Type of Property	\
۷. a)	Vacant Land b) Single Fam. Res.	FOR RECORDERS OPTIONAL USE
c)	Condo/Twnhse d) 2-4 Plex	Book Page:
e)	Apt. Bldg. f) Comm'l/Ind'l	Date of Recording:
g)	Agricultural h) Mobile Home	Notes:
i)	X Other <u>Timeshare</u>	
3.	a) Total Value/Sales Price of Property:	\$ 16,724.43
	b) Deed in Lieu of Foreclosure Only (value of property)	
	c) Transfer Tax Value:	\$ 19,000.00
	d) Real Property Transfer Tax Due	\$ 74.10
4.	If Exemption Claimed:	\
	 a. Transfer Tax Exemption, per 375.090, Section b. Explain reason for exemption: 	on:
5.	Partial Interest: Percentage being transferred:	<u>100</u> %
info the clai of t sha	The undersigned declares and acknowledges, 5.060 and NRS 375.110, that the information ormation and belief, and can be supported by doinformation provided herein. Furthermore, the med exemption, or other determination of additional that due plus interest at 1% per month. Pursuall be jointly and severally liable for any additional	provided is correct to the best of their cumentation if called upon to substantiate parties agree that disallowance of any nal tax due, may result in a penalty of 10% ant to NRS 375.030, the Buyer and Seller amount owed.
_	nature:	Capacity: AGENT
Sig	nature:	Capacity:
	SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED) Tahoe at South Shore Vacation Owners
Pri	nt Name: _First American Title Insurance Co	Print Name: _Association, Inc
Add	dress: _400 S. Rampart Blvd., Suite 290	Address: _C/O 6277 Sea Harbor Drive
City	y: Las Vegas	City: Orlando
Sta	te: <u>NV</u> Zip: <u>89145</u>	State: _FL Zip: _32821
co	MPANY/PERSON REQUESTING RECORDING	<u>(required if not seller or buyer)</u>
	nt Name: First American Title Insurance Co. dress 400 S. Rampart Blvd., Suite 290	File Number: Foreclosure HOA 118141-SS20-HOA
	/: Las Vegas	State: NV Zip: 89#5
	(AS A PUBLIC RECORD THIS FORM MAY	BE RECORDED/MICROFILMED)

APN	
1318-15-820-001 PTN	_
1318-15-817-001 PTN	
1318-15-819-001 PTN	()
1318-15-820-001 PTN	
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1318-15-817-001 PTN	
1318-15-818-001 PTN	\ \
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