

DOUGLAS COUNTY, NV
RPTT:\$11.70 Rec:\$40.00
\$51.70 Pgs=7
WHITE ROCK GROUP, LLC
KAREN ELLISON, RECORDER

2022-989018

08/30/2022 08:39 AM

Tax Parcel No.: 1318-15-817-001 PTN; 1318-15-818-001 PTN;
1318-15-819-001 PTN; 1318-15-822-001 PTN 1318-15-823-001 PTN

RECORDING REQUESTED BY/RETURN TO:

White Rock Group, LLC
Christopher B. Conley, Manager
700 South 21st Street
Fort Smith, AR 72901
Phone: (479) 242-8814

Tax Statements To Be Sent To:

Wyndham Vacation Resorts, Inc.
6277 Sea Harbor Drive
Orlando, FL 32821

Save Space Above For Recordors Use Only

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Christopher B. Conley, Nevada Bar Number 13325**, (hereinafter "Agent"), as the Authorized Agent under the Notice of Delinquent Assessment, recorded on **April 11, 2022** as Instrument 2022-983527 in the Official Records of Douglas County, does hereby grant without any covenant or warranty, express or implied to **Tahoe at South Shore Vacation Owners Association, Inc.**, herein called Grantee, the following described real property situated in Douglas County, Nevada, described as follows:

See **Exhibit "B"** attached hereto and made a part hereof

This conveyance is made pursuant to the powers conferred upon Tahoe at South Shore Vacation Owners Association, Inc., 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. (the "Declaration") and that certain Notice of Delinquent Assessment ("Lien") recorded on **April 11, 2022** as Instrument 2022-983527 in the Official Records of Douglas County, Nevada, and after fulfillment of the conditions in said Declaration authorized this conveyance. All requirements of law regarding the mailing, personal delivery and publication of copies of the Notice of Default and Election to Sale Property Under Association Lien and Notice of Sale and the posting of copies of Notice of Sale have been satisfied. Authorized Agent in compliance with said Notice of Sale and in exercise of his powers under said Declaration sold said real property at public auction on **August 24, 2022**, Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid, being **\$100.00** in lawful money of the United States in the full satisfaction of the indebtedness then secured under said Lien, as more fully described on **Exhibits "A" & "B"**.

TO HAVE AND TO HOLD the same unto the said Tahoe at South Shore Vacation Owners Association, Inc. and unto its successors and assigns forever, with all privileges and appurtenances thereunto belonging.

In Witness Whereof, Christopher B. Conley, Nevada Bar No. 13325 as Authorized Agent, has this day, caused its name and seal to be hereunto affixed.

Dated this 29 day of August, 2022.

Authorized Agent of Tahoe at South Shore Vacation
Owners Association, Inc.



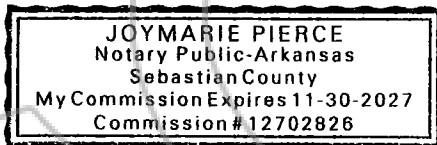
Christopher B. Conley
Nevada Bar No. 13325

STATE OF ARKANSAS §

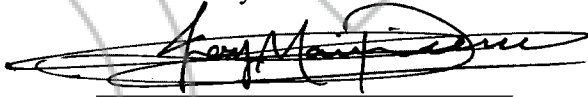
COUNTY OF SEBASTIAN §

On this 29 day of August, 2022 before me, **JoyMarie Pierce**, Notary Public, personally appeared **Christopher B. Conley**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

(Seal)



WITNESS my hand and official seal.



Notary Public: JoyMarie Pierce
Commission No.: 12702826
My Commission Expires: 11-30-2027

EXHIBIT "A"

**Tax Parcel No. :1318-15-817-001 PTN; 1318-15-818-001 PTN; 1318-15-819-001 PTN;
1318-15-822-001 PTN 1318-15-823-001 PTN**

SOUTH SHORE

Contract No.	Owner(s)	Amount Bid	Transfer Tax Value	Transfer Tax Due
000570810184	KAREN CUMMINGS AND DEAN CUMMINGS	\$100.00	\$500.00	\$1.95
000410535546	DAVID FEATHERSTONE AND AZZIE FEATHERSTONE	\$100.00	\$500.00	\$1.95
000570703413	GREGORY A OLSON AND SHARI L OLSON	\$100.00	\$500.00	\$1.95
000571501634	JAMES C LENK AND JANET C LENK	\$100.00	\$500.00	\$1.95
000570610923	DARISE YVETTE VICTORY	\$100.00	\$500.00	\$1.95
000570800649	JOHN M MILLER AND KATHERINE J MILLER	\$100.00	\$500.00	\$1.95
	TOTAL AMOUNT:	\$600.00	\$3,000.00	\$11.70

Exhibit B

APN No: **1318-15-818-001 PTN**

Owner(s): **KAREN CUMMINGS AND DEAN CUMMINGS**

Contract No: **000570810184**

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').

The Property is a **Biennial** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **210,000** Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee in every **Odd** Resort Year(s).

The Amount of the Unpaid Debt: **\$1,569.32**

The Amount paid by the Grantee: **\$100.00**

APN No: **1318-15-818-001 PTN**

Owner(s): **DAVID FEATHERSTONE AND AZZIE FEATHERSTONE**

Contract No: **000410535546**

A **294,000/109,787,500** 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').

The Property is an **Annual** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **294,000** 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).

The Amount of the Unpaid Debt: **\$4,465.60**

The Amount paid by the Grantee: **\$100.00**

Exhibit B (cont.)

APN No: **1318-15-822-001 PTN, 1318-15-823-001 PTN**
Owner(s): **GREGORY A OLSON AND SHARI L OLSON**
Contract No: **000570703413**

A **349,000/183,032,500** Undivided fee simple interest as tenants in common in Units 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302 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 an **Annual** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **349,000** 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).

The Amount of the Unpaid Debt: **\$5,156.81**
The Amount paid by the Grantee: **\$100.00**

APN No: **1318-15-817-001 PTN**
Owner(s): **JAMES C LENK AND JANET C LENK**
Contract No: **000571501634**

A **84,000/138,156,000** 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 an **Annual** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **84,000** 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).

The Amount of the Unpaid Debt: **\$1,867.65**
The Amount paid by the Grantee: **\$100.00**

Exhibit B (cont.)

APN No: **1318-15-822-001 PTN 1318-15-823-001 PTN**

Owner(s): **DARISE YVETTE VICTORY**

Contract No: **000570610923**

A **413,000/183,032,500** Undivided fee simple interest as tenants in common in Units 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302 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 an **Annual** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **413,000** 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).

The Amount of the Unpaid Debt: **\$5,642.90**

The Amount paid by the Grantee: **\$100.00**

APN No: **1318-15-819-001 PTN**

Owner(s): **JOHN M MILLER AND KATHERINE J MILLER**

Contract No: **000570800649**

A **189,000/90,245,000** Undivided fee simple interest as tenants in common in Units 9101, 9102, 9103, 9104, 9201, 9203 and 9204 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 an **Annual** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **189,000** 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).

The Amount of the Unpaid Debt: **\$3,165.24**

The Amount paid by the Grantee: **\$100.00**

APN No.: 1318-15-817-001 PTN; 1318-15-818-001 PTN; 1318-15-819-001 PTN;
1318-15-822-001 PTN 1318-15-823-001 PTN;

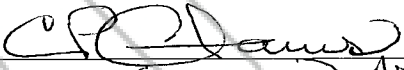
DECLARATION OF SALE

On **August 24, 2022** I sold the timeshare properties listed below at public auction for a total bid of **\$600.00**, to Tahoe at South Shore Vacation Owners Association, Inc.:

Contract No.	Owner(s)	Notice of Default Instrument Number	Amount of winning bid at Foreclosure Sale
000570810184	KAREN CUMMINGS AND DEAN CUMMINGS	2022-983678	\$100.00
000410535546	DAVID FEATHERSTONE AND AZZIE FEATHERSTONE	2022-983678	\$100.00
000570703413	GREGORY A OLSON AND SHARI L OLSON	2022-983678	\$100.00
000571501634	JAMES C LENK AND JANET C LENK	2022-983678	\$100.00
000570610923	DARISE YVETTE VICTORY	2022-983678	\$100.00
000570800649	JOHN M MILLER AND KATHERINE J MILLER	2022-983678	\$100.00
TOTAL AMOUNT:			\$600.00

I declare under the penalty of perjury that the foregoing is true and correct Executed on this 24 day of AUGUST, 2022

Nevada Legal Support Services, LLC
by its Auctioneer:

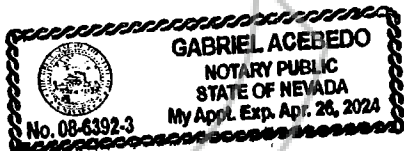

Print Name: CHARLES P. ADAMS

STATE OF NEVADA §


COUNTY OF Carson City §

On this 24 day of August, 2022 before me, Gabriel Acebedo, Notary Public, personally appeared Charles Patrick Adams, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

[SEAL]



GABRIEL ACEBEDO
Notary Public (print name)


Notary Public (signature)

My Commission Expires: April 26, 2024
Commission No: 08-6392-3

Do Not Stamp, Seal, or Sign outside the marginal area for recording purposes.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1318-15-817-001 PTN
b) 1318-15-818-001 PTN
c) 1318-15-819-001 PTN
d) 1318-15-822-001 PTN 1318-15-823-001 PTN

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 ONLY	
BOOK: _____	PAGE: _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property \$600.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$3,000.00
Real Property Transfer Tax Due \$11.70

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 *C Conley*

Capacity: Agent for Grantor/Seller

Signature *C Conley*

Capacity: Agent for Grantee/Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Christopher B. Conley

Print Name: Tahoe at South Shore Vacation
Owners Association, Inc.

Address: 700 South 21st Street

Address: 180 Elks Point Road

City: Fort Smith

City: Zephyr Cove

State: AR Zip: 72901

State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: White Rock Group, LLC

Escrow # _____

Christopher B. Conley, Manager

Address: 700 South 21st Street

City: Fort Smith

State: AR Zip: 72901

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