

RECORDING REQUESTED BY AND RETURN TO:  
First American Title Insurance Company  
WHEN RECORDED RETURN TO AND  
MAIL TAX STATEMENTS TO:  
**Residence Club at South Shore Association, Inc., a Nevada  
nonprofit corporation  
C/O Wyndham Vacation Resorts, 6277 Sea Harbor Drive  
Orlando,FL32821**

A.P.N.: (See Schedule "1")  
Batch ID: Foreclosure HOA 125180-SSF1-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 **Residence Club at South Shore 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 **12/05/2002**, as **559874**, 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 **04/05/2023** 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.


Dated: 4-6, 2023

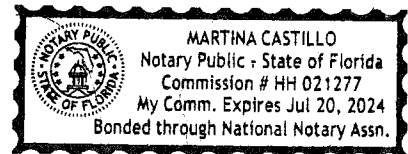
**First American Title Insurance Company, a Nebraska corporation**

By:   
**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 4-6, 2023, by **Joseph T. McCaffrey as Trustee Sale Officer for First American Title Insurance Company, a Nebraska corporation.**

  
Notary Signature  
Personally Known  or Produced Identification   
Type of Identification Produced \_\_\_\_\_



**Schedule "1"**

<b>Contract No.</b>	<b>APN</b>	<b>Owner(s)</b>	<b>Lien Recording Date and Reference</b>	<b>Unpaid Debt, Amt Bid, Amt Paid by Grantee</b>	<b>Transfer Tax Value</b>	<b>Transfer Tax</b>
96002006	1318-15-810-001 PTN	SHARON BARNETT and ERIC MCMILLEN	12/19/2022; Inst: 2022-992515	\$14,128.72	\$14,500.00	\$56.55
96002065	1318-15-822-007 PTN	WTA TITLE SERVICES, LLC	12/19/2022; Inst: 2022-992515	\$28,185.41	\$28,500.00	\$111.15
96002067	1318-15-822-007 PTN	AD ASTRA ENTERPRISES LLC	12/19/2022; Inst: 2022-992515	\$5,666.44	\$6,000.00	\$23.40
96002069	118-15-822-009	ERNEST VILLANUEVA	12/19/2022; Inst: 2022-992515	\$14,281.69	\$14,500.00	\$56.55
<b>Totals</b>				<b>\$62,262.26</b>	<b>\$63,500.00</b>	<b>\$247.65</b>

## Exhibit "A"

Fractional Interest Letter (**See Exhibit "A-1"**) consisting of an undivided one-thirteenth (1/13th) ownership interest as tenant in common in Residence Club Unit No. (**See Exhibit "A-1"**) contained within South Shore, a Nevada condominium project, as identified and established in the Condominium Plat of South Shore, a Commercial Subdivision recorded on December 5, 2002 in Book 1202, at Page 2181, as Document No. 559872 in the office of the County Recorder for Douglas County, State of Nevada, as further described in the Declaration of Condominium - South Shore recorded on December 5, 2002 in Book 1202, at Page 2182, Document No 559873, together with the undivided interest in the Common Elements appurtenant to said Fractional Interest, and together with the exclusive right to possession and occupancy of such Residence Club Unit during certain Occupancy Periods in accordance with the Declaration of Covenants, Conditions, Easements and Restrictions for the Residence Club at South Shore recorded on December 5, 2002 in Book 1202, at Page 2217, as Document No. 559874.

TOGETHER with all and singular tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

**Exhibit "A-1"**

<b>Contract No.</b>	<b>Fractional Interest Letter</b>	<b>Unit No.</b>
96002006	A	14101
96002065	E	12301
96002067	C	12301
96002069	E	12303

**COPY**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-15-810-001 PTN
- b) PTN 138-15-822-007
- c) 118-15-822-009
- d) \_\_\_\_\_

2. Type of Property

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg.
- f)  Comm'/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: \_\_\_\_\_

\$ 63,500.00

b) Deed in Lieu of Foreclosure Only (value of property)

( \_\_\_\_\_ )

c) Transfer Tax Value: \_\_\_\_\_

\$ 63,500.00

d) Real Property Transfer Tax Due \_\_\_\_\_

\$ 247.65

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: \_\_\_\_\_

Capacity: AGENT

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: First American Title Insurance Co

Print Name: Residence Club at South Shore Association, Inc.

Address: 400 S. Rampart Blvd., Suite 290

Address: C/O 6277 Sea Harbor Drive

City: Las Vegas

City: Orlando

State: NV Zip: 89145

State: FL Zip: 32821

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

Print Name: First American Title Insurance Co.

File Number: Foreclosure HOA 125180-SSF1-HOA

Address: 400 S. Rampart Blvd., Suite 290

City: Las Vegas

State: NV Zip: 89145

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