DOUGLAS COUNTY, NV

RPTT:\$247.65 Rec:\$40.00

2023-995700

\$287.65 Pgs=5

04/18/2023 09:39 AM

FIRST AMERICAN - NVOD LAS VEGAS SHAWNYNE GARREN, RECORDER

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:

The Grantee Herein WAS The Foreclosing Beneficiary. 1)

The Amount of The Unpaid Debt together with costs was (See Schedule "1") 2)

(See Schedule "1") 3) The Amount Paid By The Grantee at the trustee sale was

4) The documentary transfer tax is (See Schedule "1")

Said Property is in The City of Zephyr Cove 5)

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
	Ву:
	Joseph T. McCaffrey, Trustee Sale Officer
State of Florida	
County of Seminole	
The foregoing instrument was ac	nowledged before me by means of 🗹 ⊠physical presence or 🗆 online
notarization, on	, 2023, by Joseph T. McCaffrey as Trustee Sale Officer for
First American Title Insurance Co	mpany, a Nebraska corporation.
alastopa Cas	MARTINA CASTILLO Notary Public - State of Florida
Notary Signature	Commission # HH 021277 My Comm. Expires Jul 20, 2024
Personally Known 🗷 or Produc	
Type of Identification Produced	

Schedule "1"

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

Exhibit "A"

Fractional Interest Letter (See Exhibit "A-1") consisting of an undivided one-thirteenth (I/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.559872in 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.

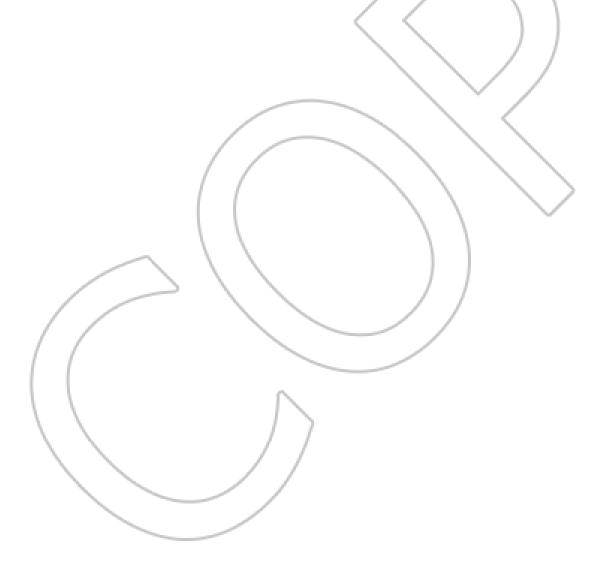


Exhibit "A-1"

96002069	96002067	96002065	96002006	Contract No.	
Е	С	Е	А	Fractional Interest Letter	
12303	12301	12301	14101	Unit No.	

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Numb	er(s)		\ \
	1318-15-810-001 PTN			\ \
	PTN 138-15-822-007			\ \
c)_ d)	118-15-822-009			\
u)_				\
2.	Type of Property			
a)	Vacant Land	b) Single Fam. Res.	FOR RECORI	DERS OPTIONAL USE
c)	Condo/Twnhse	d) 2-4 Plex	Book	Page:
e)	Apt. Bldg.	f) Comm'l/Ind'l	Date of Record	ling:
g)	Agricultural	h) Mobile Home	Notes:	
i)	X Other Timesha	are/		
3.	a) Total Value/Sales P	rice of Property:	\$ 63,50	00.00
	b) Deed in Lieu of Fore property)	eclosure Only (value of		
	c) Transfer Tax Value:		\$ 63,50	00.00
	d) Real Property Trans	fer Tax Due	<u>\$ 247</u>	.65
4.	If Exemption Claimed	<u>l:</u>		
	a. Transfer Tax Exem	ption, per 375.090, Section	u \	
	b. Explain reason for e	exemption:		
	- T		74	76.
5.	Partial Interest: Percer	ntage being transferred: _	100_%	
	The undersigned decl	ares and acknowledges, u	nder penalty of p	
375	The undersigned decl	ares and acknowledges, u	nder penalty of p	ct to the best of their
375 info	The undersigned decl .060 and NRS 375.11 rmation and belief, and	ares and acknowledges, u 0, that the information p can be supported by doc	nder penalty of porovided is correumentation if call	ct to the best of their ed upon to substantiate
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