

DOUGLAS COUNTY, NV

2023-995706

RPTT:\$5.85 Rec:\$40.00

\$45.85 Pgs=6

04/18/2023 11:08 AM

WHITE ROCK GROUP, LLC

SHAWNYNE GARREN, RECORDER

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

RECORDING REQUESTED BY/RETURN TO:

White Rock Group, LLC
Christopher B. Conley, Manager
700 South 21st Street
Fort Smith, AR 72901
Phone: (479) 242-5906

Tax Statements To Be Sent To:

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

Save Space Above For Recorders Use Only

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **Christopher B. Conley, Nevada Bar Number 13325** as the duly appointed Substituted Trustee, under a Deed of Trust(s) executed by the Trustor(s) as shown on **Exhibit "A"**, referred to below and herein called Trustee, does hereby grant without any covenant or warranty, express or implied to **Wyndham Vacation Resorts, Inc.**, herein called Grantee, and the Beneficiary herein, the following described real property situated in Douglas County, Nevada, described as follows:

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

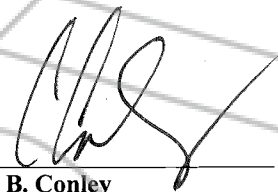
This conveyance is made pursuant to the powers conferred upon Trustee by the Deed of Trust executed by the Trustor(s) as shown on **Exhibit "A"** and originally to Trustee as shown on **Exhibit "A"**, and recorded in the official records, in the Office of the Recorder of Douglas County Nevada and after fulfillment of the conditions in said Deed of Trust 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 Under Deed of Trust and Notice of Trustee's Sale and the posting of copies of Notice of Trustee's Sale have been satisfied. Trustee in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on **April 12, 2023**, 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 by said Deed of Trust, as more fully described on **Exhibits "A" & "B"**.

TO HAVE AND TO HOLD the same unto the said Wyndham Vacation Resorts, 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 the Substituted Trustee, has this day, caused its name and seal to be hereunto affixed.

Dated this 17 day of April, 2023.

TRUSTEE:



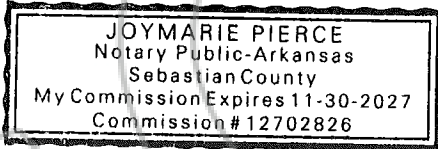
Christopher B. Conley
Nevada Bar No. 13325

STATE OF ARKANSAS §

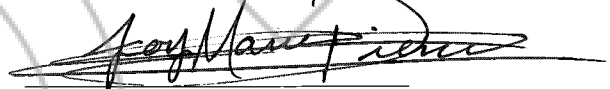
COUNTY OF SEBASTIAN §

On this 17 day of April, 2023 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
My Commission No.: 12702826
Commission Expires: 11-30-2027

EXHIBIT "A"

PARCEL NO. 1318-15-817-001 PTN; 1318-15-818-001 PTN; 1318-15-819-001 PTN

SOUTH SHORE

Contract No.	Trustors	Deed of Trust Original Trustee	Deed of Trust Instrument No.	Amount Bid	Transfer Tax Value	Transfer Tax Due
000551700073	MICHAEL A WASHINGTON II	Fidelity National Title Insurance Company	2018-915317	\$100.00	\$500.00	\$1.95
000571900194	NESTOR M CABALLERO AND JANILYN R CABALLERO	Fidelity National Title Insurance Company	2019-939251	\$100.00	\$500.00	\$1.95
000572000015	OMAR MEDRANO	Fidelity National Title Insurance Company	2020-950251	\$100.00	\$500.00	\$1.95
TOTAL AMOUNT:				\$300.00	\$1,500.00	\$5.85

EXHIBIT "B"

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

Owner(s): **MICHAEL A WASHINGTON II**

Contract No: **000551700073**

A **203,000/90,245,000** 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 Book1202, 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 **203,000** 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: **\$21,095.68**

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

APN No: **1318-15-817-001 PTN**

Owner(s): **NESTOR M CABALLERO AND JANILYN R CABALLERO**

Contract No: **000571900194**

A **400,000/138,156,000** 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 Book1202, 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 **400,000** 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: **\$67,715.46**

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

EXHIBIT "B" (cont.)

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

Owner(s): **OMAR MEDRANO**

Contract No: **000572000015**

A **335,000/109,787,500** 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/an **Annual** Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated **335,000** 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: **\$57,551.84**

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;

DECLARATION OF SALE

On April 12, 2023, I sold the timeshare properties listed below at public auction for a total bid of \$300.00, to Wyndham Vacation Resorts, Inc.:

Contract No.	Trustor(s)	Original Deed of Trust Recording Information	Amount of winning bid at Foreclosure Sale
000551700073	MICHAEL A WASHINGTON II	2018-915317	\$100.00
000571900194	NESTOR M CABALLERO AND JANILYN R CABALLERO	2019-939251	\$100.00
000572000015	OMAR MEDRANO	2020-950251	\$100.00
TOTAL AMOUNT:			\$300.00

I declare under the penalty of perjury that the foregoing is true and correct Executed on this 12th day of April, 2023.

Nevada Legal Support Services, LLC
by its Auctioneer:

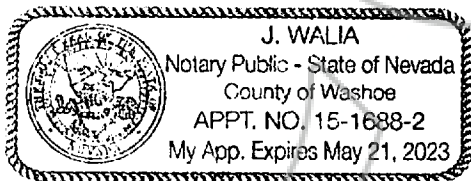
Dusty Winter
Print Name:

STATE OF NEVADA §

COUNTY OF Washoe §

On this 12th day of April, 2023 before me, J. Walia, Notary Public, personally appeared Dusty Winter, 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/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

[SEAL]



J WALIA
Notary Public (print name)

J. Walia
Notary Public (signature)

My Commission Expires: May 21 st 2023
Commission No: 15-1688-2

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) _____

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 \$300.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$1,500.00
Real Property Transfer Tax Due \$5.85

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
Address: 700 South 21st Street
City: Fort Smith
State: AR Zip: 72901

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

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

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

Escrow # _____
State: AR Zip: 72901

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