

DOUGLAS COUNTY, NV

2023-996670

RPTT:\$50.70 Rec:\$40.00

\$90.70 Pgs=6

05/22/2023 09:57 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:

**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 126252-SS21-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 **05/10/2023** 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.


Date: May 15, 2023

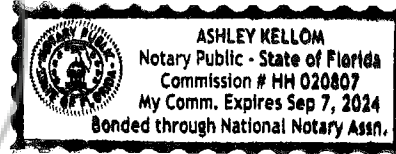
**First American Title Insurance Company, a Nebraska corporation**

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 May 15, 2023, by **Joseph T. McCaffrey** as **Trustee Sale Officer** for **First American Title Insurance Company, a Nebraska corporation**.

  
Notary Signature



(NOTARIAL SEAL)

Personally Known  or Produced Identification

Type of Identification Produced \_\_\_\_\_

**ASHLEY KELLOM**  
Notary Public - State 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).

**Schedule "1"**

Contract No.	Legal Description Variables	APN	Owner(s)	Lien Recording Date and Reference	Unpaid Debt, Amt Bid, Amt Paid by Grantee	Transfer Tax Value	Transfer Tax
000541003364	UNDIVIDED INTEREST: 84,000/183,032.500 UNIT(S): 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 AND 14302 POINTS: 168000 OWNERSHIP INTEREST: BIENNIAL	1318-15-822- 001 PTN AND 1318-15-823- 001 PTN	ALGEA S. CAFFEY, SR. AND THE UNRECORDED INTEREST OF THE SPOUSE OF ALGEA S. CAFFEY, SR.	02/08/2023; Inst: 2023- 993731	\$1,217.27	\$1,500.00	\$5.85
000570501510	UNDIVIDED INTEREST: 105,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303 POINTS: 210000 OWNERSHIP INTEREST: BIENNIAL	1318-15-817- 001 PTN	PETER FOCHA and JUDITH FOCHA and ROBERT ALAN FOCHA	02/08/2023; Inst: 2023- 993731	\$1,446.92	\$1,500.00	\$5.85
000570601708	UNDIVIDED INTEREST: 77,000/128,986,500 UNIT(S): 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 AND 10304 POINTS: 154000 OWNERSHIP INTEREST: BIENNIAL	1318-15-820- 001 PTN	LEE R. REEVES AND THE UNRECORDED INTEREST OF THE SPOUSE OF LEE R. REEVES and MARION S. MCCOLLESTER AND THE UNRECORDED INTEREST OF THE SPOUSE OF MARION S. MCCOLLESTER	02/08/2023; Inst: 2023- 993731	\$1,260.91	\$1,500.00	\$5.85

**Schedule "1"**

Contract No.	Legal Description Variables	APN	Owner(s)	Lien Recording Date and Reference	Unpaid Debt, Amt Bid, Amt Paid by Grantee	Transfer Tax Value	Transfer Tax
000570705244	UNDIVIDED INTEREST: 638,000/128,986,500 UNIT(S): 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 AND 10304 POINTS: 638000 OWNERSHIP INTEREST: ANNUAL	1318-15-820-001 PTN	JOE W. BYROM AND THE UNRECORDED INTEREST OF THE SPOUSE OF JOE W. BYROM and LINDA K. BYROM AND THE UNRECORDED INTEREST OF THE SPOUSE OF LINDA K. BYROM	02/08/2023; Inst: 2023-993731	\$3,717.96	\$4,000.00	\$15.60
000570800821	UNDIVIDED INTEREST: 84,000/90,245,000 UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203 AND 9204 POINTS: 168000 OWNERSHIP INTEREST: BIENNIAL	1318-15-819-001 PTN	ROLAND C. SMITH AND THE UNRECORDED INTEREST OF THE SPOUSE OF ROLAND C. SMITH and SANDRA A. SMITH AND THE UNRECORDED INTEREST OF THE SPOUSE OF SANDRA A. SMITH	02/08/2023; Inst: 2023-993731	\$1,294.91	\$1,500.00	\$5.85

**Schedule "1"**

Contract No.	Legal Description Variables	APN	Owner(s)	Lien Recording Date and Reference	Unpaid Debt, Amt Bid, Amt Paid by Grantee	Transfer Tax Value	Transfer Tax
000570904086	UNDIVIDED INTEREST: 189,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303 POINTS: 189000 OWNERSHIP INTEREST: ANNUAL	1318-15-817- 001 PTN	MONTY MILANESI AND THE UNRECORDED INTEREST OF THE SPOUSE OF MONTY MILANESI and THERESA MILANESI AND THE UNRECORDED INTEREST OF THE SPOUSE OF THERESA MILANESI	02/08/2023; Inst: 2023- 993731	\$1,407.47	\$1,500.00	\$5.85
000571100601	UNDIVIDED INTEREST: 87,000/109,787,500 UNIT(S): 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 AND 8303 POINTS: 87000 OWNERSHIP INTEREST: ANNUAL	1318-15-818- 001 PTN	ROLAND C. SMITH AND THE UNRECORDED INTEREST OF THE SPOUSE OF ROLAND C. SMITH and SANDRA A. SMITH AND THE UNRECORDED INTEREST OF THE SPOUSE OF SANDRA A. SMITH	02/08/2023; Inst: 2023- 993731	\$1,321.07	\$1,500.00	\$5.85
<b>Totals:</b>					<b>\$11,666.51</b>	<b>\$13,000.00</b>	<b>\$50.70</b>

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) See Exhibit A \_\_\_\_\_  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 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. a) Total Value/Sales Price of Property: \$ 11,666.51  
 b) Deed in Lieu of Foreclosure Only (value of property) ( )  
 c) Transfer Tax Value: \$ 13,000.00  
 d) Real Property Transfer Tax Due \$ 50.70

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: [Signature] Capacity: AGENT  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: First American Title Insurance Co  
 Address: 400 S. Rampart Blvd., Suite 290  
 City: Las Vegas  
 State: NV Zip: 89145

Print Name: Tahoe at South Shore Vacation Owners Association, Inc., a Nevada nonprofit corporation  
 Address: C/O Wyndham Vacation Resorts, 6277 Sea Harbor Drive  
 City: Orlando  
 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 126252-SS21-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)

**Exhibit A**

<b>APN</b>
1318-15-822-001 PTN AND 1318-15-823-001 PTN
1318-15-817-001 PTN
1318-15-820-001 PTN
1318-15-820-001 PTN
1318-15-819-001 PTN
1318-15-817-001 PTN
1318-15-818-001 PTN

