

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.: (1318-15-817-001 PTN and See Schedule 1)
Batch ID: Foreclosure HOA 135751-SS23-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 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 **05/23/2024** 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: June 3, 2024

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 June 3, 2024, 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 _____

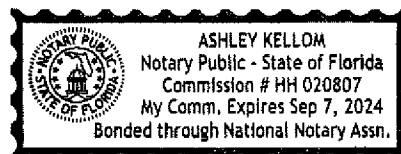


Exhibit "A"

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
000130503394	UNDIVIDED INTEREST: 210,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303 POINTS: 210000 OWNERSHIP INTEREST: ANNUAL	1318-15-817- 001 PTN	RAY C. SCHAEFFER and C. JOYCE SCHAEFFER	02/21/2024; Inst: 2024- 1004915	\$1,430.06	\$1,500.00	\$5.85
000170507735	UNDIVIDED INTEREST: 77,000/109,787,500 UNIT(S): 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 AND 8303 POINTS: 77000 OWNERSHIP INTEREST: ANNUAL	1318-15-818- 001 PTN	JOHN TREHARN and the unrecorded interest of the spouse of JOHN TREHARN and PENNY TREHARN and the unrecorded interest of the spouse of PENNY TREHARN	02/21/2024; Inst: 2024- 1004915	\$1,176.62	\$1,500.00	\$5.85
000170509533	UNDIVIDED INTEREST: 517,000/90,245,000 UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203, AND 9204 POINTS: 517000 OWNERSHIP INTEREST: ANNUAL	1318-15-819- 001 PTN	JUDITH L. BRENNER, Trustee of the JUDITH L. BRENNER TRUST AGREEMENT, DATED JUNE 10, 2004 and ROBERT W. WATSON, Trustee of the ROBERT W. WATSON TRUST AGREEMENT, DATE JUNE 10, 2004	02/21/2024; Inst: 2024- 1004915	\$3,221.00	\$3,500.00	\$13.65

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
000410524656	UNDIVIDED INTEREST: 300,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303 POINTS: 300000 OWNERSHIP INTEREST: ANNUAL	1318-15-817- 001 PTN	MARGO JULIANA CARRANCEJIE and the unrecorded interest of the spouse of MARGO JULIANA CARRANCEJIE and SERGE JEAN MONPEROUS and the unrecorded interest of the spouse of SERGE JEAN MONPEROUS	02/21/2024; Inst: 2024- 1004915	\$1,385.46	\$1,500.00	\$5.85
000410538847	UNDIVIDED INTEREST: 210,000/90,245,000 UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203 AND 9204 POINTS: 210000 OWNERSHIP INTEREST: ANNUAL	1318-15-819- 001 PTN	DEBRA K. BRADLEY and the unrecorded interest of the spouse of DEBRA K. BRADLEY	02/21/2024; Inst: 2024- 1004915	\$1,098.10	\$1,500.00	\$5.85
000550503452	UNDIVIDED INTEREST: 154,000/109,787,500 UNIT(S): 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302, AND 8303 POINTS: 154000 OWNERSHIP INTEREST: ANNUAL	1318-15-818- 001 PTN	HOWARD E. AGSTER, SR. AND THE UNRECORDED INTEREST OF THE SPOUSE OF HOWARD E. AGSTER, SR. and ARLENE M. AGSTER AND THE UNRECORDED INTEREST OF THE SPOUSE OF ARLENE M. AGSTER	02/21/2024; Inst: 2024- 1004915	\$1,351.35	\$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
000570408377	UNDIVIDED INTEREST: 154,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302, AND 7303 POINTS: 154000 OWNERSHIP INTEREST: ANNUAL	1318-15-817 PTN	JENNI M. PEREZ AND THE UNRECORDED INTEREST OF THE SPOUSE OF JENNI M. PEREZ AND FERNANDO J. PEREZ AND THE UNRECORDED INTEREST OF THE SPOUSE OF FERNANDO J. PEREZ	02/21/2024; Inst: 2024-1004915	\$1,351.21	\$1,500.00	\$5.85
000570601096	UNDIVIDED INTEREST: 105,000/183,032,500 UNIT(S): 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 AND 14302 POINTS: 210000 OWNERSHIP INTEREST: BIENNIAL	1318-15-822-001	CURRENT TRUSTEE, Trustee of the WAYNE F. WOOTEN AND KATHRYN WOOTEN, JOINT LIVING TRUST, DATED AUGUST 01, 2009	02/21/2024; Inst: 2024-1004915	\$1,085.36	\$1,500.00	\$5.85
000570601153	UNDIVIDED INTEREST: 500,000/183,032,500 UNIT(S): 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 AND 14302 POINTS: 500000 OWNERSHIP INTEREST: ANNUAL	1318-15-822-001 PTN; 1318-15-823-001 PTN	BRIAN PANZER AND THE UNRECORDED INTEREST OF THE SPOUSE OF BRIAN PANZER and CHARLENE MASSEY-PANZER AND THE UNRECORDED INTEREST OF THE SPOUSE OF CHARLENE MASSEY-PANZER	02/21/2024; Inst: 2024-1004915	\$2,918.26	\$3,000.00	\$11.70

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
000570609719	UNDIVIDED INTEREST: 84,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303 POINTS: 168000 OWNERSHIP INTEREST: BIENNIAL	1318-15-817- 001 PTN	TEODORA L. TOLLNER and the Unrecorded Interest of the Spouse of TEODORA L. TOLLNER	02/21/2024; Inst: 2024- 1004915	\$1,190.01	\$1,500.00	\$5.85
000570707919	UNDIVIDED INTEREST: 290,000/183,032,500 UNIT(S): 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302 POINTS: 580000 OWNERSHIP INTEREST: BIENNIAL	1318-15-822- 001 PTN	RAY C. SCHAEFFER and the Unrecorded Interest of the Spouse of RAY C. SCHAEFFER AND C. JOYCE SHAEFFER and the Unrecorded Interest of the Spouse of C. JOYCE SHAEFFER	02/21/2024; Inst: 2024- 1004915	\$1,789.10	\$2,000.00	\$7.80
000570710145	UNDIVIDED INTEREST: 270,000/90,245,000 UNIT(S): 9101, 9102, 9103, 9104, 9201, 9203 AND 9204 POINTS: 270000 OWNERSHIP INTEREST: ANNUAL	1318-15-819- 001 PTN	JAMES G. ANTHONY and the Unrecorded Interest of the Spouse of JAMES G. ANTHONY	02/21/2024; Inst: 2024- 1004915	\$1,882.96	\$2,000.00	\$7.80

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
000570800698	UNDIVIDED INTEREST: 105,000/183,032,500 UNIT(S): 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302 POINTS: 210000 OWNERSHIP INTEREST: BIENNIAL	1318-15-822- 001 PTN	ARTHUR SCHWARK and the Unrecorded Interest of the Spouse of ARTHUR SCHWARK and ELIZABETH SCHWARK and the Unrecorded Interest of the Spouse of ELIZABETH SCHWARK	02/21/2024; Inst: 2024- 1004915	\$994.59	\$1,000.00	\$3.90
000570804351	UNDIVIDED INTEREST: 232,000/183,032,500 UNIT(S): 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 and 14302 POINTS: 232000 OWNERSHIP INTEREST: ANNUAL	1318-15-822- 001 PTN	NANCY GENSO and the Unrecorded Interest of the Spouse of NANCY GENSO	02/21/2024; Inst: 2024- 1004915	\$1,422.17	\$1,500.00	\$5.85
000570806554	UNDIVIDED INTEREST: UNIT(S): 8101, 8102, 8103, 8201, 8202, 8203, 8301, 8302 AND 8303 POINTS: 168000 OWNERSHIP INTEREST: BIENNIAL	1318-15-818- 001 PTN	ALAN W. ARNETT and SUE ANN N. ARNETT, Trustees of the ARNETT REVOCABLE LIVING TRUST, DATED NOVEMBER 1, 2002	02/21/2024; Inst: 2024- 1004915	\$1,166.97	\$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
000571004712	UNDIVIDED INTEREST: 105,000/128,986,500 UNIT(S): 10101, 10102, 10103, 10104, 10201, 10202, 10203, 10204, 10301, 10302, 10303 AND 10304 POINTS: 210000 OWNERSHIP INTEREST: BIENNIAL	1318-15-820- 001 PTN	WILLIAM BARKER AND THE UNRECORDED INTEREST OF THE SPOUSE OF WILLIAM BARKER and LAURA BERRERA BARKER AND THE UNRECORDED INTEREST OF THE SPOUSE OF LAURA BERRERA BARKER	02/21/2024; Inst: 2024- 1004915	\$1,076.36	\$1,500.00	\$5.85
000571101542	UNDIVIDED INTEREST: 308,000/183,032,500 UNIT(S): 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 AND 14302 POINTS: 308000 OWNERSHIP INTEREST: ANNUAL	1318-15-822- 001 PTN AND 1318-15-823- 001 PTN	MATTHEW OKEKE AND THE UNRECORDED INTEREST OF THE SPOUSE OF MATTHEW OKEKE and CHINYERE OKEKE AND THE UNRECORDED INTEREST OF THE SPOUSE OF CHINYERE OKEKE	02/21/2024; Inst: 2024- 1004915	\$2,077.85	\$2,500.00	\$9.75
000571202175	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	SRIRAM GOPALAN and SUKANYA KARUNAKARAN	02/21/2024; Inst: 2024- 1004915	\$1,103.36	\$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
000571402205	UNDIVIDED INTEREST: 205,000/183,032,500 UNIT(S): 12101, 12102, 12103, 12201, 12202, 12203, 12302, 14102, 14103, 14104, 14202, 14203, 14204 AND 14302 POINTS: 205000 OWNERSHIP INTEREST: ANNUAL	1318-15-822- 001 PTN AND 1318-15-823- 001 PTN	RICHARD A. STOLTZ AND THE UNRECORDED INTEREST OF THE SPOUSE OF RICHARD A. STOLTZ and CHARLOTTE A. STOLTZ AND THE UNRECORDED INTEREST OF THE SPOUSE OF CHARLOTTE A. STOLTZ	02/21/2024; Inst: 2024- 1004915	\$1,637.21	\$2,000.00	\$7.80
000571500255	UNDIVIDED INTEREST: 200,000/138,156,000 UNIT(S): 7101, 7102, 7103, 7201, 7202, 7203, 7301, 7302 AND 7303 POINTS: 200000 OWNERSHIP INTEREST: ANNUAL	1318-15-817- 001 PTN	RICHARD A. STOLTZ	02/21/2024; Inst: 2024- 1004915	\$1,618.11	\$2,000.00	\$7.80
Totals:					\$30,976.11	\$36,000.00	\$140.40

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1318-15-817-001 PTN
 b) Additional APN's See Exhibit A
 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: \$ 30,976.11
 b) Deed in Lieu of Foreclosure Only (value of property) (_____)
 c) Transfer Tax Value: \$ 36,000.00
 d) Real Property Transfer Tax Due \$ 140.40

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
 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.
 Address 400 S. Rampart Blvd., Suite 290
 City: Las Vegas

File Number: Foreclosure HOA 135751-SS23-HOA
 State: NV Zip: 89145

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

Exhibit "A"

APN
1318-15-817-001 PTN
1318-15-818-001 PTN
1318-15-819-001 PTN
1318-15-817-001 PTN
1318-15-819-001 PTN
1318-15-818-001 PTN
1318-15-817 PTN
1318-15-822-001
1318-15-822-001 PTN; 1318-15-823-001 PTN
1318-15-817-001 PTN
1318-15-822-001 PTN
1318-15-819-001 PTN
1318-15-822-001 PTN
1318-15-822-001 PTN
1318-15-818-001 PTN
1318-15-820-001 PTN
1318-15-822-001 PTN AND 1318-15-823-001 PTN
1318-15-817-001 PTN
1318-15-822-001 PTN AND 1318-15-823-001 PTN
1318-15-817-001 PTN