DOUGLAS COUNTY, NV

RPTT:\$214.50 Rec:\$40.00

WYNDHAM DESTINATIONS

.50 Rec:\$40.00 Pgs=4 **07/30/2024 09:55 AM**

2024-1010476

\$254.50 Pgs=4

SHAWNYNE GARREN, RECORDER

Contract No.:001032400204

Number of Points Purchased: 200,000

Annual Ownership

APN Parcel No.: 1318-15-819-001 PTN

Mail Tax Bills to: Wyndham Vacation Resorts, Inc.

180 Elks Point Road Zephyr Cove, NV 89449

Recording requested by:

White Rock Title, LLC, agents for Fidelity National Title Insurance Co.

After recording, mail to:

White Rock Title, LLC, 700 South 21st Street

Fort Smith, AR 72901

GRANT, BARGAIN, SALE DEED Fairfield Tahoe at South Shore

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **WYNDHAM VACATION RESORTS, INC.**, a Delaware corporation, hereinafter referred to as "Grantor" does hereby grant, bargain, sell and convey unto **RICK CHANG**, **Single Man**, **Sole Owner**, of PO BOX 12457, ZEPHYR COVE, NV 89448 hereinafter referred to as the Grantee(s), the following described real property situated in the County of Douglas, State of Nevada:

A 200,000/90,245,000 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 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").

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 Annual Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 200,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee in Each Resort Year(s).

SUBJECT TO:

- 1. Any and all rights of way, reservations, restrictions, easements, mineral exceptions and reservations, and conditions of record:
- 2. The covenants, conditions, restrictions and liens set forth in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore, and any supplements and amendments

thereto;

- 3. Real estate taxes that are currently due and payable and are a lien against the Property.
- 4. All matters set forth on the plat of record depicting South Shore Condominium, and any supplements and amendments thereto.

By accepting this deed the Grantee(s) do(es) hereby agree to assume the obligation for the payment of a pro-rata or proportionate share of the real estate taxes for the current year and subsequent years. Further, by accepting this deed the Grantee(s) accept(s) title subject to the restrictions, liens and obligations set forth above and agree(s) to perform the obligations set forth in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore, in accordance with the terms thereof.

Title to the Property is herein transferred with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.



DATED this 16th day of July, 2024.

WYNDHAM VACATION RESORTS, INC. a Delaware corporation



By: Exika Burdick

Erika Burdick Director, Title Services

Attest:

By: Clara Giannattasio

Clara Giannattasio Assistant Secretary

ACKNOWLEDGMENT

STATE OF Florida) ss COUNTY OF Orange)

This foregoing Deed was acknowledged before me by means of \underline{X} physical presence or online notarization this 16th day of July, 2024, by Erika Burdick as Director, Title Services of Wyndham Vacation Resorts, Inc., a Delaware corporation on behalf of the said corporation. He or she is personally known to me and did not take an oath.

NOTARY SEAL

STEFANI MONTILLA Notary Public-State of Florida Commission # HH361532 Commission Expires 2/13/2027 Stefani Montilla
A6B221CE64884B5...

Stefani Montilla Notary Public

My Commission Expires: <u>02/13/2027</u>

ACKNOWLEDGMENT

STATE OF Florida) ss.
COUNTY OF Orange)

This foregoing Deed was acknowledged before me by means of \underline{X} physical presence or online notarization this 16th day of July, 2024, by Clara Giannattasio as Assistant Secretary of Wyndham Vacation Resorts, Inc., a Delaware corporation on behalf of the said corporation. He or she is personally known to me and did not take an oath.

NOTARY SEAL

STEFANI MONTILLA Notary Public-State of Florida Commission # HH361532 Commission Expires 2/13/2027 Stefani Montilla

A6B221CE64884B5...

Stefani Montilla Notary Public

My Commission Expires: 02/13/2027

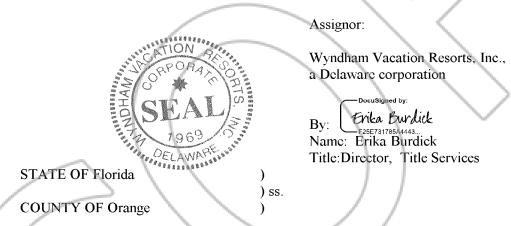
Exhibit A

Contract # 001032400204

COLLATERAL ASSIGNMENT ALLONGE TO DEED OF TRUST

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Wyndham Vacation Resorts, Inc.,a Delaware corporation, having its principal place of business at 6277 Sea Harbor Drive, Orlando, FL 32821 ("Assignor") hereby assigns, transfers and grants all of its beneficial interest under the Note and Deed of Trust by and between RICK CHANG and assignor dated 05/28/2024, as collateral, to U.S. Bank National Association, successor agent, 269 Technology Way, Building B, Unit 3, Rocklin, CA 95765 ("Assignee"), as Collateral Agent for itself and the other secured parties who are now or may become parties to that certain Collateral Agency Agreement, dated as of July 1, 2002, among the Collateral Agent, the Secured Parties (as defined therein), and others, as amended, to secure the obligations described therein. This Assignment shall be governed by and construed under the laws of the State of Nevada. This Assignment shall be binding upon and shall inure to the benefit of respective successors and assigns of Assignor and Assignee.

IN WITNESS WHEREOF, Assignor has executed this Assignment as of the 16th day of July, 2024.



This instrument was acknowledged before me by means of \underline{X} physical presence or online notarization on the 16th day of July , 2024 , by Erika Burdick as Director, Title Services of Wyndham Vacation Resorts, Inc., a Delaware corporation on behalf of said corporation. He or she is personally known to me and did not take an oath.

STEFANI MONTILLA Notary Public-State of Florida Commission # HH361532 Commission Expires 2/13/2027 Stefani Montilla

Notary Public: Stefani Montilla My Commission Expires: <u>02/13/2027</u>

STATE OF NEVADA DECLARATION OF VALUE

					\ \
1.	Assessor Parcel N	lumber(s):			\ \
	a) 1318-15-819-00	1 PTN			\ \
	b)			~	\ \
	c)				\ \
	d)		FOR RECO	RDERS OPTIONAL	L USE ONLY
2.	Type of Property:		<u></u>		\
	a) <u></u> Vacant Land	b) ☐ Single Fam. Res	Book:	Page:	
	c) Condo/Twnhse	d)	Date of Record		
	e)∐Apt. Bldg g)∐Agricultural	h) Mobile Home	Notes:		
	i) X Other - Timeshare	· 		\rightarrow	
3.	Total Value/Sales Price of Property: \$54,649.00				
U .		eclosure Only (valu	e of property)		
	Transfer Tax Value		ie of property)	\$54,649.00	
	Real Property Trans	The state of the s		\$214.50	
4.	If Exemption Clain			\$ <u>214.50</u>	
٦.	a) Transfer Tax Exemption, per NRS 375.090, Section:				
	b) Explain Reason for Exemption:				
5.	Partial Interest: Percentage being transferred: 200,000 / 90,245,000				
•		declares and acknowledge		75	
NRS 3		75.110, that the in			
		d can be supported			
		herein. Furthermo			
		er determination of			
		st at 1% per month.			
		lly liable for any add			
		,			
Signat	ure (()			Capacity <u>Agent for</u>	Grantor/Seller
,		1	/ /	7.90.11 / 1.90.11 / 1.91	<u> </u>
-	60		///		
Signat	ure			Capacity Agent for	Grantee/Buyer
_				supuoity <u>rigorition</u>	GranteorBayor
SELLE	R (GRANTOR) INF	ORMATION	BUYE	ER (GRANTEE) INF	ORMATION
Print Na	(REQUIRED)	antion Deposits Inc.	Drint Name	(REQUIRED)	
Address		cation Resorts, Inc.	Print Name: Address:	RICK CHANG 820 W BEACON ST	
City:	Orlando	SOI BIVE	City:	ALHAMBRA	
State:	FL Zip: 3	32821	State: CA	Zip: 918013	646
COMP	ANY/DERSON REO	UESTING RECOR	DING		
SOWII /	(REQUIRED IF NOT THE SEL		DING		
White I	Rock Title, LLC	/	Escrow	No.: 00103240020	<u>14</u>
770	uth 21st Street			Officer:	
Fort Si	mith, AR 72901				
The Parket Inches		CORD THIS FORM	MAY BE RE	CORDED/MICROE	ILMED)