

OFFICIAL RECORD

Requested By:

STEWART TITLE

**NOTICE OF DEFAULT AND
ELECTION TO SELL**

49-106-44-72

A Portion of APN: 1319-30-631- 006

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
BK-1207 PG- 0464 RPTT: 0.00

WHEN RECORDED, MAIL TO:

STEWART TITLE
1663 HIGHWAY 395, SUITE 101
MINDEN, NV 89423



NOTICE IS HEREBY GIVEN:

WHEREAS, THE RIDGE CREST PROPERTY OWNERS' ASSOCIATION is granted under the Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Crest ('Declaration'), dated April 25, 1989, recorded on April 27, 1989, as Document No. 200951 in Book 489 at Page 3383, Official Records, Douglas County, Nevada, a lien in its favor with the power of sale, to secure payment to THE RIDGE CREST PROPERTY OWNERS' ASSOCIATION of any and all assessments made pursuant to said Declaration; and

WHEREAS, THE RIDGE CREST PROPERTY OWNERS' ASSOCIATION caused to be recorded on November 15, 2007, in the Office of the County Recorder of Douglas County, Nevada, Official Records, as Document No. 0713094, in Book 1107, at Page 3846, a Notice of Claim of Lien for delinquent assessments, encumbering that certain real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit 'A', attached hereto and incorporated herein by this reference; and

WHEREAS, the name of the record owner of the Exhibit 'A' real property is ALEXANDER ZEMCOV and ERMINIA ZEMCOV, Trustees of THE 1997 ZEMCOV FAMILY TRUST dated September 9, 1997; and

WHEREAS, a breach of the obligations for which the Claim of Lien is security has occurred in that default in annual assessment payments, in the amount of \$703.00 due 1/10/2007, have not been made, and \$84.40 in interest charges, and the amounts for the fees and costs incurred in the preparation and filing, have not been made pursuant to the declaration.

NOTICE IS HEREBY GIVEN that the undersigned has elected to sell, or cause to be sold, the real property described in said Exhibit 'A' to satisfy all obligations.

The sale of all said Exhibit 'A' real property will not occur if payment of the total of all outstanding assessments is made, together with payment of costs, fees and expenses incident to the making good of the deficiency in payment, if paid within 60 days following the day upon which this Notice of Default and Election to Sell is recorded in the Office of the County Recorder in which the property is located and a copy of the Notice of Default and Election to Sell is mailed by certified mail with postage prepaid to the owner of the Exhibit 'A' real property.

DATED :

November 26, 2007

THE RIDGE CREST PROPERTY OWNERS'
ASSOCIATION, a Nevada non-profit corporation

BY: Resort Realty LLC, a Nevada Limited Liability
Company, its Attorney-In-Fact

Marc B. Preston, Authorized Signature

**NOTICE OF DEFAULT AND
ELECTION TO SELL**

49-106-44-72

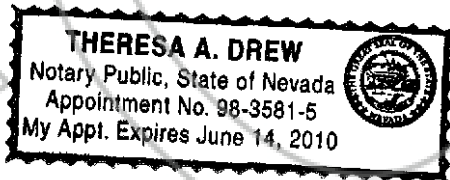
A Portion of APN: 1319-30-631-

WHEN RECORDED, MAIL TO:
STEWART TITLE
1663 HIGHWAY 395, SUITE 101
MINDEN, NV 89423

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

NOV 28 2007

This instrument was acknowledged before me on _____ by Marc B. Preston the authorized signer of Resort Realty LLC, a Nevada Limited Liability Company as Attorney-In-Fact for The Ridge Crest Property Owners' Association, a Nevada non-profit corporation.



Theresa A. Drew
Notary Public

EXHIBIT "A"

(49)

A timeshare estate comprised of:

PARCEL 1: An undivided 1/102nd interest in and to that certain condominium estate described as follows:

- (A) **An undivided 1/26th interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.**
- (B) **Unit No. 106 as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.**

PARCEL 2: a non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 3: An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel 1, and Parcel 2 above during one "ALTERNATE USE WEEK" within the ODD-numbered years as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Crest project during said "ALTERNATE USE WEEK" as more fully set forth in the CC&R's.

A Portion of APN: 1319-30-631-006

