

APN: 1420-18-710-047
No. 10796

WHEN RECORDED RETURN TO:
Phil Frink & Associates, Inc.
401 Ryland Street Ste 202
Reno, NV 89502

DOC # 731339
10/13/2008 09:04AM Deputy: PK
OFFICIAL RECORD
Requested By:
TICOR TITLE - RENO
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-1008 PG-1620 RPTT: 0.00



2008-T56

(Space Above for Recorder's Use Only)

NOTICE OF DELINQUENT ASSESSMENT-CLAIM OF LIEN

Notice is hereby given that L'Adagio Property Owners Association hereinafter called Association, formed to provide the maintenance and preservation of the common area of the Association in the County of Douglas, State of Nevada, pursuant to NRS 116.3116 for the services performed which were to be and were actually furnished, used and performed on the said premises, located in the County of Douglas, State of Nevada, more particularly described as follows:

Lot 47 in Block B, as set forth on that certain Amended Final Map LDA #99-54-1A for Sunridge Heights III, Phase 1A, a Planned Unit Development, recorded in the office of the Douglas County Recorder on December 29, 2003, in Book 1203, at Page 12019, as Document No. 600647.

And that the whole of said real estate upon which the buildings are situate is reasonably necessary for the convenient use and occupancy of said buildings.

That Angela Haakinson, is/are the name(s) of the owner(s) or reputed owners(s) of said property and improvements hereinabove described.

That the prorata assessment and special assessments, if any, which shall constitute a lien against the above described property amount to \$70.00 per month, as provided in the COVENANTS, CONDITIONS AND RESTRICTIONS, recorded August 19, 2002, in Book 0802, at Page 5553, as Document No. 0549839 of Official Records of Douglas County, State of Nevada, and any supplements or amendments thereto, and which have been supplied to and agreed to by said owner(s) or reputed owner(s). That the Association has made demand for payment of the total amount due and owing but said sum has not been paid.

That the amount now owing and unpaid totals \$495.59 for fines and CC&Rs violations as of September 30, 2008, plus any future fines and CC&Rs violations, and association dues that increase at the rate of \$70.00 per month, plus late charges in the amount of \$25.00 per month, plus attorney fees and the fees of the agent of the Managing Body of the Association incurred in connection with the preparation, recording and foreclosure of this lien.

WHEREFORE, the Association, this lien claimant, claims the benefit of laws relating to liens and mechanics upon said property and buildings and other improvements thereon, as above described, upon the land which the same is erected, together with convenient space above the same as may be and for the costs of preparation and recordation of this claim of lien, the whole of said property being reasonably necessary for the proper use and occupancy of said buildings and other improvements situated thereon.

DATED: October 8, 2008

Phil Frink & Associates, Inc. as Agent
For the Managing Body of L'Adagio
Property Owners Association


BY: Joy Kelly, Asst. Vice President

STATE OF NEVADA)
)SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on October 8, 2008
by Joy Kelly.


NOTARY PUBLIC



BK-1008
PG-1621