

DOC # 740741
04/03/2009 08:46AM Deputy: DW
OFFICIAL RECORD
Requested By:
PHIL FRINK & ASSOCIATES,
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-409 PG-624 RPTT: 0.00



APN: 1420-29-812-005
No. 12025

WHEN RECORDED RETURN TO:
Phil Frink & Associates, Inc.
1895 Plumas Street, Suite 5
Reno, NV 89509

(Space Above for Recorder's Use Only)

NOTICE OF DELINQUENT ASSESSMENT-CLAIM OF LIEN

Notice is hereby given that North Fork Trails Homeowners 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 4, in Block A, as set forth on Final subdivision Map, Planned development PD 02-01 for NORTH FORK TRAILS, filed in the office of the county Recorder of Douglas County on October 20, 2003, in Book 1003, Page 9460, as Document No. 594029.

EXCEPTING THEREFROM all minerals, oil, gas and other hydrocarbons as deeded to STOCK PETROLEUM CO., INC. in Document recorded March 13, 1980 in Book 380, Page 1315, as Document No. 42677, Official Records of Douglas County, Nevada.

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 Ross L. Byrd, Jr. and Diane M. Clinton-Byrd, 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 \$125.00 per month, as provided in the COVENANTS, CONDITIONS AND RESTRICTIONS, recorded October 27, 2003, in Book 1003, at Page 3766, as Document No. 594943 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 \$927.00 as of March 23, 2009, and increases at the rate of \$125.00 per month, plus late charges in the amount of \$20.00 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: April 2, 2009

Phil Frink & Associates, Inc. as Agent
For the Managing Body of North Fork Trails
Homeowners Association


BY: Joy Kelly, Assl. Vice President

STATE OF NEVADA)
)SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on April 2, 2009
by Joy Kelly.


NOTARY PUBLIC



BK-409
PG-625