

162

DOC # 0742327
04/30/2009 01:48 PM Deputy: SG

OFFICIAL RECORD

Requested By:

STEWART TITLE OF NORTHERN
NEVADA

Douglas County - NV
Karen Ellison - Recorder

Page: 1 of 3 Fee: 16.00
BK-0409 PG- 7835 RPTT: 0.00

A Portion of APN: 1319-30-644-076

When recorded mail to:
Stewart Title of Nevada Holdings Inc.
1070 Caughlin Crossing
Reno, NV 89519



1012535-02

Interval# 37-167-34-3

**NOTICE OF DEFAULT AND
ELECTION TO SELL**

**WARNING! IF YOU FAIL TO PAY THE AMOUNT SPECIFIED IN THIS NOTICE,
YOU COULD LOSE YOUR HOME, EVEN IF THE AMOUNT IS IN DISPUTE.
A NOTICE OF DEFAULT AND ELECTION TO SELL UNDER NOTICE OF
ASSESSMENT CLAIM & LIEN HAS BEEN FILED**

NOTICE IS HEREBY GIVEN:

WHEREAS, THE RIDGE TAHOE PROPERTY OWNERS' ASSOCIATION is granted under the Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe ('Declaration'), recorded on February 14, 1984, as Document No. 96758 in Book 284, Page 5202, Official Records, Douglas County, Nevada, a lien in its favor with the power of sale, to secure payment to THE RIDGE TAHOE PROPERTY OWNERS' ASSOCIATION of any and all assessments made pursuant to said Declaration; and

WHEREAS, THE RIDGE TAHOE PROPERTY OWNERS' ASSOCIATION caused to be recorded on November 7, 2008, in the office of the County Recorder of Douglas County, Nevada, Official Records, as Document No.0732643, in Book 1108, at Page 1183, 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 Robert W. Forest and Eileen T. Forest, husband and wife as joint tenants; 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 \$838.00 due January 10, 2008, have not been made, and \$75.42 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 efficiency in payment, if paid within 90 days following the day upon which this Notice of Default and Election to Sell is recorded in the Office of the County Recorded 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: 4-1-2009

THE RIDGE TAHOE PROPERTY OWNERS' ASSOCIATION, a Nevada non-profit corporation
By: Resort Realty LLC, a Nevada limited liability company, its Attorney in Fact

Marc B. Preston
Marc B. Preston,
Authorized Signature

State of Nevada)
County of Douglas)

This instrument was acknowledged before me on 4-1-2009 by Marc B. Preston the authorized signer of Resort Realty LLC, a Nevada limited liability company as Attorney in Fact for The Ridge Tahoe Owners' Association, a Nevada non-profit corporation.

Laura A. Banks
Notary Public



Laura A. Banks
Notary Public, State of Nevada
Appointment No. 06-109217-5
My Appt. Expires Oct. 6, 2010

Exhibit "A"
(37)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) an undivided 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3 – 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 167 as shown and defined on said Condominium Plan; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase II recorded February 14, 1984, as Document No. 096759, as amended by document recorded August 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easements Affecting the Ridge Tahoe, recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lots 37 only, for one week every other year in the Prime "season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-644-076