

OFFICIAL RECORD

Requested By:
STEWART TITLE OF NOTHERN
NEVADA

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0609 PG- 8986 RPTT: 0.00



A Portion of APN: 1319-30-645-003

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

1013303-02

Interval# 42-286-44-01

**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 December 22, 2008, in the office of the County Recorder of Douglas County, Nevada, Official Records, as Document No.0734804, in Book 1208, at Page 4180, 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 Thomas G. Sawyer and Lavonne Sawyer, 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 \$1991.00 due January 10, 2008, have not been made, and \$515.08 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 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: APR 27 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

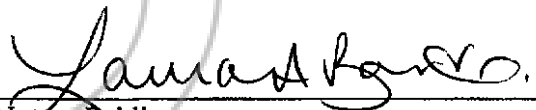


Marc B. Preston,
Authorized Signature

State of Nevada)
)
County of Douglas)

APR 27 2009

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 Tahoe Owners' Association, a Nevada non-profit corporation.



Notary Public


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

Exhibit "A"
(42)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) an undivided 1/48th interest in and to Lot 42 as shown on Tahoe Village Unit No.3-14th Amended Map, recorded April 1, 1994, as Document No. 333895, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 286 as shown and defined on said map; 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 Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and a described in the First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9, 1995as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13-fod wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office.

Thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on the 13th Amended Map;

Thence S. 14°00'00" W., along said Northerly line 14.19 feet;

Thence N. 52 °20'29" W., 30.59 feet;

Thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A portion of APN: 1319-30-645-003

