

OFFICIAL RECORD

Requested By:

STEWART TITLE VACATION

OWNERSHIP

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 5 Fee: 68.00
BK-0110 PG-2460 RPTT: # 0



A portion of APN 1319-30-644-<See Exhibit 'A'>

RECORDING REQUESTED BY:
Stewart Vacation Ownership

WHEN RECORDED MAIL TO:
Stewart Vacation Ownership
10 Graves Dr.
Dayton, NV 89423

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER
CLAIM OF LIEN FOR UNPAID ASSESSMENTS**

IMPORTANT NOTICE

**WARNING! IF YOU FAIL TO PAY THE AMOUNT SPECIFIED IN
THIS NOTICE, YOU COULD LOSE YOUR HOME, EVEN IF THE
AMOUNT IS IN DISPUTE!**

NOTICE IS HEREBY GIVEN:

WHEREAS, THE RIDGE TAHOE PROPERTY OWNER'S ASSOCIATION is granted under the Fourth Amended and Restated 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 at 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 OWNER'S ASSOCIATION of any and all assessments made pursuant to said Declaration; and

WHEREAS, THE RIDGE TAHOE PROPERTY OWNER'S ASSOCIATION caused to be recorded on **December 3, 2009**, in the Office of the County Recorder of Douglas County, Nevada, Official Records, as Document No. <See Exhibit 'A'>, in Book 1209, at Page <See Exhibit 'A'>, 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 <See Exhibit 'A'> attached hereto and incorporated herein by this reference, and

WHEREAS, the name of the record owner of the real property is <See Exhibit 'A'>; 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 <See Exhibit 'A'> due January 10, 2008 and/or January 10, 2009, have not been made, and <See Exhibit 'A'> 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 <See Exhibit 'A'> to satisfy all obligations and the undersigned has duly appointed **Stewart Title Guaranty Company, A Texas corporation** as the Authorized Agent to undertake the non-judicial sale of the herein described time share interest, pursuant to the Claim of Lien.


The sale of all said <See 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 of 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
<See Exhibit 'A'> real property.

Dated: JAN 12 2010

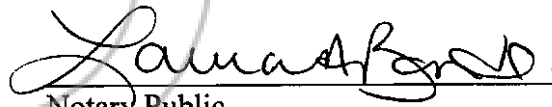
THE RIDGE TAHOE PROPERTY OWNER'S
ASSOCIATION, Nevada non-profit corporation

By: Resort Realty, LLC, a Nevada Limited Liability
Company, its Attorney-in-Fact


Marc B. Preston, Authorized Agent

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on JAN 12 2010 by Marc B.
Preston, the authorized signer of Resort Realty, LLC, as Nevada Limited Liability Company
as Attorney-in Fact for The Ridge Tahoe Property Owner's 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'
 THE RIDGE TAHOE

Reputed Owner	Account No.	Lien Doc. Number	Lien Page	Unit No.	Use Year	Assessor's Parcel No.	Legal Desc. Exhibit	Delinquent Assessment	Interest Charges
BLOXHAM, William N.	37-040-30-01	754856	404	040	Every	002	Exhibit B	\$884.00	\$106.08
BURKE, Stephen M. & Mary	37-053-20-01	754857	406	053	Every	016	Exhibit B	\$884.00	\$106.08
CHAVEZ, Edward M. & CHUNG, Eunseon	37-150-19-01	754858	408	150	Every	058	Exhibit B	\$884.00	\$131.22
CRUZ, Jesus G. & Angelina G.	37-040-26-01	754859	410	040	Every	002	Exhibit B	\$884.00	\$106.08
FULWIDER, Mark & Adrienne	37-044-51-73	754860	412	044	Odd	006	Exhibit C	\$884.00	\$106.08
GUZMAN S., Jorge	37-057-32-01	754861	414	057	Every	022	Exhibit B	\$884.00	\$106.08
HAM, Holland W. & Helen V.	37-039-12-01	754862	416	039	Every	001	Exhibit B	\$884.00	\$106.08
HAM, Holland W. & Helen V.	37-040-12-01	754863	418	040	Every	002	Exhibit B	\$884.00	\$106.08
HOUSMAN, Markam & BENTON, Judy L.	37-149-44-72	754864	420	149	Odd	057	Exhibit C	\$782.82	\$93.92
MADRIGAL, Alfonso A. Jr.	37-162-30-71	754866	424	162	Odd	071	Exhibit C	\$884.00	\$106.08
MENARES, Penelope J. Trustee	37-056-38-71	754868	428	056	Odd	021	Exhibit C	\$884.00	\$106.08
MERRELL, John W. & Diane K.	37-045-45-71	754869	430	045	Odd	007	Exhibit C	\$884.00	\$106.08
MITCHELL, Melva	37-053-51-72	754870	432	053	Odd	016	Exhibit C	\$884.00	\$106.08
NEAL, Norris L. & Sharon D.	37-048-51-01	754871	434	048	Every	011	Exhibit B	\$884.00	\$106.08
PONTON, Rocky N. & Brenda J.	37-041-27-02	754872	436	041	Every	003	Exhibit B	\$884.00	\$106.08
TUTOR, J.T. & Mary L.	37-042-18-02	754875	442	042	Every	004	Exhibit B	\$884.00	\$106.08

EXHIBIT "B"

(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. <See Attached> 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 Five 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 Lot 37 only, for one week each year in the <See Attached> "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-644-<See Attached>

EXHIBIT "C"

(37)

An undivided 1/102nd 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. <See Attached> 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 Five 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 Lot 37 only, for one week every other year in the <See Attached> -numbered years in the <See Attached> "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-644-<See Attached>