

DOC # 781820
04/20/2011 09:35AM Deputy: SD
OFFICIAL RECORD
Requested By:
PHIL FRINK & ASSOCIATES,
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: 15.00
BK-411 PG-3643 RPTT: 0.00



APN: 1420-35-411-006
No. 30482

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 Skyline Ranch 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 92, in Block A, as set forth on the Final Subdivision Map FSM #94-04-02 for Skyline Ranch Phase 2, filed for record in the office of the Douglas County Recorder, State of Nevada, on June 18, 2003, in Book 603, Page 9143, Official Records of Douglas County, Nevada, as Document No. 580419.

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 Stephen Koetsier and Candy Koetsier, Husband and Wife and Charlotte Koetsier, a Widow, all as Joint Tenants with Rights of Survivorship, 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 \$20.00 monthly, as provided in the COVENANTS, CONDITIONS AND RESTRICTIONS, recorded June 13, 2001, in Book 0601, at Page 3012, as Document No. 516290 and re-recorded August 8, 2005, in Book 0805, Page 3510, as Document No. 0651583 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 \$630.00 as of February 21, 2011, and increases at the rate of \$20.00 monthly, plus late charges in the amount of \$25.00 monthly, plus interest, 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 18, 2011

Phil Frink & Associates, Inc. as Agent
For the Managing Body of Skyline Ranch
Association

Christine McBride

BY: Christine McBride, Sr. Vice President

STATE OF NEVADA)
)SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on April 18, 2011
by Christine McBride.

Allison S. Young

NOTARY PUBLIC

