

APN: 1319-30-616-018 (ptn)


**Mail tax statements to:**  
Tahoe Summit Village  
Homeowners Association  
750 Wells Fargo Lane  
PO Box 4917  
Stateline, NV 89449

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 4 Fee: 17.00  
BK-0312 PG- 419 RPTT: # 9



✓ **Recording Requested By and When Recorded Mail To:**  
T. Scott Brooke, Esq.  
Brooke • Shaw • Zumpft  
1590 Fourth Street, Suite 100  
Minden, Nevada 89423

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons, as per NRS 239B.303.

  
\_\_\_\_\_  
Doris M. Azevdo

(space above for recorder's use only)

**QUITCLAIM DEED**

THIS INDENTURE WITNESSETH:

THAT, TAHOE SUMMIT VILLAGE TIMESHARE ASSOCIATION ("Association"), is granted under the Declaration of Time Share Covenants, Conditions and Restrictions, originally recorded on 5 April 1983 as Document No. 78473, and as rerecorded 24 May 1983 as Document No. 80819 in the Official Records of Douglas County, State of Nevada, and the Declaration of Time Share Covenants, Conditions and Restrictions recorded on 24 October 1983 as Document No. 89976, and as amended by the First Amendment to Declaration of Time Share Covenants, Conditions and Restrictions recorded on 10 November 1983 as Document No. 090832 in the Official Records of Douglas County, State of Nevada, a lien in its favor with the power of sale, to secure payment to the Association of any all assessments made; and,

THAT, TAHOE SUMMIT VILLAGE TIMESHARE ASSOCIATION, as owner and holder of certain delinquent assessments caused a Notice of Assessment and Claim of Lien against previous owner Roger Tyler, to be recorded on 15 March 2011 as Document No. 0780008, in Book 0311 at Page 3036, in the Official Records of Douglas County, as to certain described property therein; and,

THAT, TAHOE SUMMIT VILLAGE TIMESHARE ASSOCIATION did cause a Notice of Default and Election to Sell, with respect to such delinquent assessments, to be recorded on 8 August 2011, in the office of the Douglas County Recorder, as Document No. 0787582, in Book 0811 at Page 1121; and, as hereinafter indicated, the default has not been cured, and the Association has determined to proceed to sell the land and premises hereinafter described; and,

THAT, TAHOE SUMMIT VILLAGE TIMESHARE ASSOCIATION did cause a Notice of Sale, to be recorded on 1 November 2011 as Document No. 0791890, in Book 1111 at Page 0216 in the Official Records of Douglas County.

THAT, in accordance with the terms, and under the authority of, said Declaration of Time Share Covenants, Conditions and Restrictions, and pursuant to Nevada Revised Statutes 119A.560, TAHOE SUMMIT VILLAGE TIMESHARE ASSOCIATION, did give notice that on 6 January 2012 at the hour of 9:00 a.m., said Association would sell at public auction to the highest bidder for cash, in lawful money of the United States of America all of the interest in and to the unit and certain described property at TAHOE SUMMIT VILLAGE, as described in the above-referenced recorded Notice of Assessment and Claim of Lien and recorded Notice of Default and Election to Sell, and which is part of the property more particularly described as follows:

“A Time Share interest comprised of the following:

PARCEL ONE:

An undivided 1/51<sup>st</sup> interest in and to that certain condominium estate described as follows:

(a) Condominium Unit No. 18, Building B, as set forth in the condominium map of Lot 33, Tahoe Village Unit No. 2, Third Amended Map, recorded February 26, 1981, as Document No. 53850, Official Records of Douglas County, State of Nevada, during ONE (1) “Use Period” within the Summer “Season” as defined in the Declaration of Time Share Covenants, Conditions and Restrictions, originally recorded on April 5, 1983 as Document No. 78473, and as rerecorded May 24, 1983 as Document No. 80819 in the Official Records, Douglas County, State of Nevada, and the Declaration of Time Share Covenants, Conditions and Restrictions recorded on October 24, 1983 as Document No. 89976 and as amended by the First Amendment to Declaration of Time Share Covenants, Conditions and Restrictions recorded on November 10, 1983 as Document No. 090832 in the Official Records of Douglas County, State of Nevada.

(b) An undivided 1/11<sup>th</sup> interest in and to the common area designated, depicted and described in the condominium map of Lot 33, Building B, Tahoe Village Unit No. 2, Third Amended Map, recorded February 26, 1981, as Document No. 53850, Official Records Douglas County, State of Nevada, during and for the “Use Period” set forth in subparagraph (a) above.

PARCEL TWO:

A non-exclusive right to use the "Special Common Area" as defined, and for the purposes and on the terms and conditions set forth, in that certain Declaration of Annexation (Tahoe Summit Village) and Grant, Bargain and Sale Deed recorded May 27, 1987 in Book 587 at Page 2664 as Document No. 155368, Official Records of Douglas County, State of Nevada, during and for the "Use Period" set forth in subparagraph (a) above.

PARCEL THREE:

A non-exclusive right to use the real property known as Common Area on the official map of Tahoe Village Unit No. 2, recorded March 29, 1974 as Document No. 72495, Official Records of Douglas County, State of Nevada, as amended and modified, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973 as Document No. 63681, Official Records of Douglas County, State of Nevada, and as amended by instruments recorded with said County and State on September 28, 1973 as Document No. 69063 in Book 973, Page 812 and July 2, 1976 as Document No. 01472 in Book 776, Page 87 of Official Records during and for the "Use Period" set forth in subparagraph (a) above.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said Use Period within said Season."

THAT, said sale was duly held pursuant to said Notice on 6 January 2012, and was made, without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the outstanding assessments, charges, fees and expenses of the Association created by said default.

WHEREBY, TAHOE SUMMIT VILLAGE TIMESHARE ASSOCIATION (Grantor), a Nevada non-profit corporation, pursuant to and following the sale duly noticed and held on 6 January 2012, does hereby remise, release, and quitclaim to TAHOE SUMMIT VILLAGE TIMESHARE ASSOCIATION (Grantee), a Nevada non-profit corporation, all of its right, title and interest in and to that real property described above, and incorporated by this reference, as thereby acquired.



Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated this 20<sup>th</sup> day of February, 2012.

TAHOE SUMMIT VILLAGE  
TIMESHARE ASSOCIATION

Doris Azevedo, General Manager

STATE OF NEVADA        )  
  ) ss.  
COUNTY OF DOUGLAS    )

On 22<sup>nd</sup> February, 2012, before me, a notary public, personally appeared Doris Azevedo, personally known or proved to me to be the General Manager of TAHOE SUMMIT VILLAGE TIMESHARE ASSOCIATION, and the person whose name is subscribed to the above instrument who acknowledged that she executed the instrument.



Monet Poindexter  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 11-4950-5 - Expired May 23, 2015

  
Notary Public

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