

Doc Number: **0816728**

01/22/2013 11:44 AM

OFFICIAL RECORDS

Requested By

TRADING PLACES INTERNATIONAL

When recorded mail to:

Trading Places International  
23807 Aliso Creek Road, Suite 100  
Laguna Niguel, CA 92677

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 Of 5 Fee: \$ 18.00

Bk: 0113 Pg: 6067



Deputy: gb

Christopher J Freeding  
2841 Centre Court  
Fort Worth TX 76116  
Owner no. 187996

APN: 1319-15-000-025  
Contract No. DWR-AS101224  
ICN: 36021012240

**NOTICE OF DELINQUENT  
ASSESSMENT LIEN**

This **NOTICE OF DELINQUENT ASSESSMENT** is being given pursuant to N.R.S. 117.070 et. seq. or N.R.S. 116.3115 et. seq. and N.R.S. 116.3116 through 116.31168 et. seq. and the provisions of the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) of the Property Owners Association as follows:

Association Claimant: DAVID WALLEYS PROPERTY OWNERS ASSOCIATION  
Declarations of CC&Rs recorded September 23, 1998 as Document no. 0449993 and as amended by Document no. 0466255, 0485265, 0489957, 0509920 and 0521436  
County of: Douglas County, Nevada

The description of the common interest development unit against which this notice is being recorded is as follows: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The reputed owner is: Christopher J Freeding  
Common address: TIMESHARE LOCATED AT:  
2001 FOOTHILL ROAD  
GENOA, NEVADA 89411  
Owners mailing address: 2841 Centre Court  
Fort Worth TX 76116

**Delinquency Amount:** \$ 2440.93

Additional monies shall accrue under this claim at the rate of the claimant's monthly or special assessments, plus permissible late charges, costs of collection and interest, if any, that shall accrue subsequent to the date of this notice.

Should the association named herein act to have its lien enforced by non-judicial foreclosure and sale, the trustee authorized to enforce the lien shall be:

Trading Places International, LLC  
23807 Aliso Creek Road, Suite 100  
Laguna Niguel, CA 92677  
949-643-7679

PLEASE NOTE THAT WE ARE A DEBT COLLECTOR.

Dated: 11-12-12

DAVID WALLEY'S PROPERTY OWNERS ASSOCIATION  
By: Trading Places International, LLC  
Its: Managing Agent

By: Douglas L Wilcox  
Douglas L. Wilcox  
Its: Senior Vice President

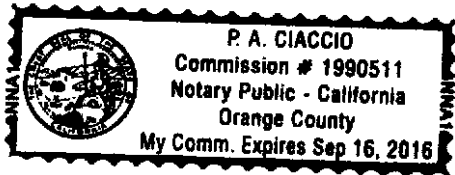
State of California )  
  )SS.  
County of Orange )

On Nov 16, 2012, before me, P A Ciaccio, Notary Public, personally appeared Douglas L Wilcox, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature P A Ciaccio (Seal)



**EXHIBIT "A"**

**LEGAL DESCRIPTION  
FOR  
DAVID WALLEY'S PROPERTY OWNERS ASSOCIATION**

The land referred to herein is situated in the

**State of Nevada**

**County of Douglas**

and is described as follows:

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows:

An undivided 1/1071<sup>st</sup>, 1/2142<sup>nd</sup>, 1/1989<sup>th</sup>, 1/3978<sup>th</sup>, 1/1224<sup>th</sup>, 1/2448<sup>th</sup>, 1/204<sup>th</sup> or 1/408<sup>th</sup> interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

**ADJUSTED PARCEL F (1/1071<sup>st</sup> or 1/2142<sup>nd</sup>)** a parcel of land located within a portion of the West one-half of the Northeast one-quarter (W ½ NE ½) of Section 22, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the one-quarter corner common to Sections 15 and 22, T13N, R19E, M.D.M., a found 1985 BLM brass cap as shown on the Record of Survey prepared by David D. Winchell and recorded September 28, 1989 in the office of the Recorder, Douglas County, Nevada as Document No. 211937; thence South 57°32'32" East, 640.57 feet to the POINT OF BEGINNING; thence North 80°00'00" East, 93.93 feet; then North 35°00'00" East 22.55 feet; then North 10°00'00" West, 92.59 feet; thence North 80°00'00" East, 72.46 feet; thence South 10°00'00" East, 181.00 feet; thence South 80°00'00" West, 182.33 feet; thence North 10°00'00" West, 72.46 feet to the POINT OF BEGINNING.

(Reference is made to Record of Survey of Walley's Partners LTD. Partnership, in the office of the County Recorder of Douglas County, Nevada, recorded September 17, 1998 in Book 998, at Page 3261, as Document No. 449576.)

**PARCEL E-1 (1/1989<sup>th</sup> or 1/3978<sup>th</sup>)** of the Final Subdivision Map LDA # 98-05 for DAVID WALLEY'S RESORT, a Commercial Subdivision, filed for record with the Douglas County Recorder on October 19, 2000, in Book 1000, at Page 3464, as Document NO. 0501638, and by Certificate of Amendment recorded November 3, 2000, in Book 1100, at Page 467, as Document No. 0502689, Official Records of Douglas County, Nevada.

Together with a permanent non-exclusive easement for utilities and access, for the benefit of Parcel E-1, as set forth in Quitclaim Deed recorded September 17, 1998, in Book 998, at Page 3250, as Document No. 0449574, Official Records, Douglas County, Nevada.

**EXHIBIT "A"**

**ADJUSTED PARCEL G (1/224<sup>th</sup> or 1/2448<sup>th</sup>)** as shown on that Record of Survey To Support a Boundary Line Adjustment recorded on September 20, 2002 in the Office of the Douglas County Recorder as Document No. 0552536, adjusting that Record of Douglas County Recorder as Document No. 0552536, as adjusting that Record of Survey Recorded April 29, 2002 as Document No. 0501638, and by Certificate of Amendment Recorded November 3, 2000, In Book 1100, Page 467, as Document No. 0502689, Official Records of Douglas County, Nevada.

**ADJUSTED PARCEL H (1/204<sup>th</sup> or 1/408<sup>th</sup>)** as shown on that Record of Survey To Support a Boundary Line Adjustment for Walley's Partners LTD. Partnership, David Walley's Resort, (a Commercial Subdivision,) filed for record with the Douglas County Recorder on September 19, 2005, in Book 0905, at Page 6557, as Document No. 0655402, Official Records of Douglas County, Nevada.

**PARCEL I (1/204<sup>th</sup> or 1/408<sup>th</sup>)** as shown on that Record of Survey for David Walley's Resort (a Commercial Subdivision,) Walley's Partners LTD. Partnership, filed for record with the Douglas County Recorder on May 26, 2006, in Book 0506, at Page 10742, as Document No. 0676009, Official Records of Douglas County, Nevada.

**ADJUSTED PARCEL J or PARCEL K (1/204<sup>TH</sup> or 1/408<sup>TH</sup>)** as shown on that Record of Survey for David Walley's filed for record with the Douglas County Recorder on July 26, 2006, in Book 0706, at Page 9384, as Document No. 0680634, Official Records of Douglas County, Nevada.

**PARCEL L (1/204<sup>TH</sup> or 1/408<sup>th</sup>)** as shown on the Record of Survey for Walley's Partners LTD. Partnership, David Walley's Resort, a Commercial Subdivision, filed for record with the Douglas County Recorder of July 26, 2006, in Book 0706, at Page 9384, as Document No. 0680634, Official Records of Douglas County, Nevada.

Together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort recorded September 23, 1998, as Document No. 0449993, and as amended by Document Nos. 0466255, 0485265, 0489957, 0509920 and 0521436

**(ADJUSTED PARCEL G)** that Declaration of Annexation of David Walley's Resort Phase III recorded on July 1, 2003 as Document No. 0582120

**(ADJUSTED PARCEL H)** that Declaration of Annexation of David Walley's Resort Phase IV recorded on December 30, 2005 as Document NO. 0664734

**(PARCEL I)** that Declaration of Annexation of David Walley's Resort Phase V recorded on May 26, 2006 as Document No. 0676055

**(ADJUSTED PARCEL J)** that Declaration of Annexation of David Walley's Resort Phase VI recorded on August 08, 2006 as Document No. 0681616

**(PARCEL K)** that Declaration of Annexation of David Walley's Resort Phase VII recorded September 13, 2006 as Document No. 0684379

**(PARCEL L)** that Declaration of Annexation of David Walley's Resort Parcels L and M recorded on February 8, 2007 as Document No. 0694630

**EXHIBIT "A"**

All in the Office of the Douglas County Recorder, and subject to said Declaration; with the exclusive right to use and interest for one Use Period within a **Premium, Standard, Deluxe, 1 or 2 bedrooms Unit** every year, every other year in **EVEN** or **ODD** numbered years or each **EVEN** or **ODD** number years in accordance with said Declaration.

Together with a perpetual non-exclusive easement of use and enjoyment in, to and throughout the Common Area and a perpetual non-exclusive easement for parking and pedestrian and vehicular access, ingress and egress as set forth in Access Easement and Relocation recorded on May 26, 2006, in Book 0506 at Page 10729, as Document No. 0676008; and Access Easement recorded on July 26, 2006, in Book 0706 at Page 9371, as Document No. 0680633, all of Official Records, Douglas County, Nevada.

