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APN: 1319-30-628-017

When recorded mail to:  
Kern & Associates, Ltd.  
5421 Kietzke Lane, Suite 200  
Reno, NV 89511

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons (Per NRS 239B.030)

Doc Number: **0819376**

03/05/2013 03:09 PM

OFFICIAL RECORDS

Requested By:  
GAYLE A KERN

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 2 Fee: \$ 15.00  
Bk: 0313 Pg: 1007 RPTT \$ 3.90



Deputy ar

### DEED IN FORECLOSURE OF ASSESSMENT LIEN

THIS DEED, made the 19<sup>th</sup> day of February, 2013, between Kern & Associates, Ltd. as attorney for the Managing Body of the Snowdown Homeowner Association, as Grantor in foreclosure of the Notice of Delinquent Assessment and Claim of Lien Homeowners Association, and Snowdown Homeowner Association as Grantee.

WITNESSETH that the Grantor, pursuant to NRS 116.31162, 116.31163 and 116.31164 did sell under foreclosure of the Notice of Delinquent Assessment and Claim of Lien Homeowners Association, identifying Lehanne Marie Campbell as the homeowner(s), recorded May 25, 2011 as Document Number 078376, of Official Records of Douglas County, State of Nevada, the same having remained unpaid and the Grantor having recorded a Notice of Default and Election to Sell on May 17, 2012 as Document Number 802474, of Official Records of Douglas County, State of Nevada, and there being no satisfaction of the aforesaid obligation, the sale was advertised, published and posted after the elapsing of 90 days from the recording and mailing of said Notice of Default and Election to Sell according to the law and the sale having occurred on this date and

WHEREAS the Grantee did bid and pay the sum of \$900.00 for the interest of the Grantor under the assessment and lien and does hereby purchase all right, title and interest of the current vested owner without covenant or warranty, expresses or implied, regarding title, possession or encumbrances, without equity or right of redemption that real property situate in the County of Douglas, State of Nevada and being more particularay described as follows:

**PARCEL 1:**

Unit 6, of the AMENDED MAP OF SNOWDOWN, being all of Lot 57, located in Tahoe Village Subdivision Unit 1, Douglas County, Nevada, filed for record on October 29, 1974, as Document No. 76164.


**PARCEL2:**

An undivided 1/26<sup>th</sup> interest in all of the "Common Area" as shown on the AMENDED MAP OF SNOWDOWN, being all of Lot 57, located in Tahoe Village Subdivision Unit No. 1, Douglas County, Nevada, filed for record on October 29, 1974, as Document No. 76164.

That the foregoing consideration of \$900.00, lawful money of the United States was the highest bid at public sale under said foreclosure lien.


Dated: March 1, 2013

Kern & Associates, Ltd. As Attorney  
For the Managing Body of Snowdown  
Homeowner Association

  
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Gayle A. Kern, Esq.  
5421 Kietzke Lane, Suite 200  
Reno, NV 89511  
(775) 324-5930

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF WASHOE        )

This instrument was acknowledged before me on March 1,  
2013 by Gayle A. Kern, Esq.

 **NICOLE A. MILTON**  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 07-2511-2 - Expires March 20, 2015

  
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NOTARY PUBLIC