

14.

Doc Number: **0842009**

05/05/2014 10:03 AM

OFFICIAL RECORDS

Requested By  
**KINGSBURY CROSSING**

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 4 Fee: \$ 17.00

Bk: 0514 Pg: 734



Deputy: sg

PTN APN#1318-26-101-006  
When recorded mail to:  
Kingsbury Crossing Owners' Association  
4025 E La Palma Ave, Ste 101  
Anaheim, CA 92807  
Attn: Tana Adams, Forcl. Dept.  
Phase 35

**NOTICE OF ASSESSMENTS AND CLAIM OF LIENS**

NOTICE IS HEREBY GIVEN to the persons listed in Exhibit "A," attached hereto and incorporated herein by this reference, that **KINGSBURY CROSSING OWNERS' ASSOCIATION**, a Nevada non-profit corporation ("KCOA"), is owed assessments which are past due pursuant to that Declaration of Timeshare Use, recorded February 16, 1983, as Document No. 076233, in Book 283, Official Records, Douglas County, Nevada, in amounts with interest and fees from each of the persons listed, respectively, as shown on Exhibit "A."

That the property to be charged with a lien for payment of these respective claims is all that certain real property and improvements thereon situated in the County of Douglas, State of Nevada, and more particularly described as follows:

**AN UNDIVIDED ONE THREE THOUSAND TWO HUNDRED and THIRTEENTH INTEREST (1/3213) as tenant in common of that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, being a portion of the North 1/2 of the Northwest 1/4 of Section 26, Township 13 North, Range 18 East, M.D.B.&M. described as follows:**

Parcel 3, as shown on that amended Parcel Map for John E. Michelsen and Walter Cox recorded February 3, 1981, in Book 281 of Official Records, at page 172, Douglas County, Nevada, as document No. 53178, said map being an amended map of Parcels 3 and 4 as shown on that certain map for John E. Michelsen and Walter Cox, recorded February 10, 1978, in Book 278 of Official Records, at page 591, Douglas County, Nevada, as Document No. 17578.

Excepting from the real property the exclusive right to use and occupy all of the Dwelling Units and Units as defined in the "Declaration of Timeshare Use" and subsequent amendments thereto as hereinafter referred to.

Also excepting from the real property and reserving to grantor, its successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6 and 2.7 of said Declaration of Timeshare Use and amendments thereto together with the right to grant said easements to others.

Together with the exclusive right to use and occupy a "Unit" as defined in the Declaration of Timeshare Use recorded February 16, 1983, in Book 283 at Page 1341 as Document No. 76233 of Official Records of the County of Douglas, State of Nevada and amendment to Declaration of Timeshare Use recorded April 20, 1983 in Book 483 at Page 1021, Official Records of Douglas County, Nevada as Document No. 78917, and second amendment to Declaration of Timeshare Use recorded July 20, 1983 in Book 783 of Official Records at Page 1688, Douglas County, Nevada as

Document No 84425 and third amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083 at Page 2572, Official Records of Douglas County, Nevada, as Document No. 89535, ("Declaration"), during a "Use Period", within the High/Low season within the "Owner's Use Year", as defined in the Declaration and as shown on Exhibit "A" attached hereto and incorporated herein by this reference, together with a nonexclusive right to use the common areas as defined in the Declaration.

Subject to all covenants, conditions, restrictions, limitations, easements, rights-of-way of record.

Assessment Parcel No. 1318-26-101-006.

WHEREFORE, KCOA claims a lien upon the respective person's interests in real property and the buildings and improvements thereon, for said respective assessments owed and for the fees and costs incurred in the preparation and filing of this Notice of Claim of Lien and costs of foreclosure of the lien.

DATED this 1<sup>st</sup> day of May 2014.

**KINGSBURY CROSSING OWNERS' ASSOCIATION,  
a Nevada non-profit corporation**

  
Thomas Jay, Managing Agent at the direction of  
and on behalf of the Board of Directors

STATE OF CALIFORNIA )

:SS

COUNTY OF ORANGE)

On 5-1-14, before me, Katie Horth, a Notary Public in and for said state, personally appeared Thomas Jay, 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 is true and correct.

WITNESS my hand and official seal.

Signature Katie Horth



**EXHIBIT "A"**  
**KINGSBURY CROSSING**  
**PHASE 35**

APN 1318-26-101-006	Acct. #	Invent.#	Name	Sea.	Maint.		Ret.Ck	Late	Forc.	Amount
					Op/Res.	Fees				
					Cost	Chg.	Chg.	Cost	Owed	Owed
	478805042	4105-16	BRANSON, JOHN & JAMIE	HIGH	2995.00	188.00		309.72	899.00	\$4,391.72
	471122554	4203-07	CADA, VIVIAN L CHILET ANGSANTIKUL	HIGH	936.50	106.00		94.64	885.00	\$2,042.14
	478804132	4105-42	ELLIS, ANA E	HIGH	2665.07	97.00		263.76	899.00	\$3,924.83
	478803602	4104-29	GONZALEZ, FRANK & NORMA	HIGH	1660.27	103.00		173.88	865.00	\$2,802.15
	479913574	3101-18	GREEN, DAVID & SHARON	LOW	1466.60	106.00		151.24	865.00	\$2,588.84
	478805062	3107-51	KAREGLIS, ALEXANDER & LYNNE KRAMER	HIGH	2542.00	100.00		253.12	847.00	\$3,742.12
	478806802	3104-39	MANARES, CORAZON C	HIGH	3334.75	94.00		332.36	852.00	\$4,613.11
	478803462	4104-15	MARTIN, SHEMAH	HIGH	1749.25	206.00		173.88	872.00	\$3,001.13
	478801892	4107-14	MILLER, NATHAN A & EMILY	HIGH	1223.68	106.00		128.60	865.00	\$2,323.28
	470251994	4201-24	MOSIJ, CATHERINE	HIGH	490.00	106.00		48.00	465.00	\$1,109.00
	478806812	3104-40	PARASCANDOLA, NICHLOAS	HIGH	490.00	106.00		48.00	465.00	\$1,109.00
	478802992	3107-28	PULIDO, JOEL F & JANICE E	HIGH	1069.75	106.00		117.28	865.00	\$2,158.03
	471122271	3207-41	SAMFORD, ESTATE OF ROBERT & HELEN ROBERT & HELEN SAMFORD	HIGH	490.00	209.00		48.00	465.00	\$1,212.00
	478802052	4107-29	SANCHEZ, MARIO A & BERTHA G RIZO	HIGH	370.00	101.71		36.00	465.00	\$972.71
	478804835	3102-13	SCHINDLER, THOMAS & JENNIFER	HIGH	2542.00	100.00		253.12	847.00	\$3,742.12
	478803312	4103-51	SOUTH, KEN	HIGH	2994.75	97.00		298.40	899.00	\$4,289.15
	470439143	3309-52	STEWART, RONALD A	HIGH	490.00	106.00		48.00	465.00	\$1,109.00
	471211231	3304-17	WHITE, RON & BARBARA	HIGH	490.00	106.00		48.00	465.00	\$1,109.00
	471212333	4203-25	WIERS, HAROLD & ALMA	HIGH	490.00	106.00		48.00	465.00	\$1,109.00
	479919654	4206-01	WILLIAMS, MELVIN CHERYL D ROBINSON-WILLIAMS	HIGH	2768.50	97.00		275.76	899.00	\$4,040.26
	470241203	3203-47	WILMOTH, CHRISTOPHER M & SARAH D	LOW	430.50	106.00		48.00	465.00	\$1,049.50