

Doc Number: **0849210**

09/09/2014 03:43 PM

OFFICIAL RECORDS

Requested By:  
GAYLE A KERN

APN: 1319-03-811-031

WHEN RECORDED, RETURN TO

Gayle A. Kern, Esq.

Kern & Associates, Ltd.

5421 Kietzke Lane, Suite 200

Reno, NV 89511

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 Of 3 Fee: \$ 16.00

Bk: 0914 Pg: 1601



Deputy sg

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)

**NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN**  
**HOMEOWNERS ASSOCIATION**

Notice is hereby given of this Notice of Delinquent Assessment and Claim of Lien for homeowner association assessments. The Genoa Lakes Association, a non-profit corporation, hereinafter called Association, was formed to provide enforcement and 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. A Lien for amounts due and owing is claimed by Association against the following described property located in the County of Douglas, State of Nevada, commonly known as 343 Genoa Springs more particularly described as follows:

**LEGAL DESCRIPTION**

**Parcel I:**

Lot 31, Block C as said Lot and Block is set forth on the Final Map of GENOA LAKES PHASE 2, a Planned Unit Development. Recorded June 2, 1994 in the Official Records of Douglas County Nevada as Document Number 338683.

Assessors Parcel No. 1319-03-811-031

**Parcel II:**

That Certain Exclusive use and Landscape Easement described as follows:

Commencing at the tie corner of Unit 31 as shown on the Final Map for Genoa Lakes Phase 2 Planned Unit Development Document No. 338683 of the Douglas County Recorder's Office, said point bears South 16 degrees 46'56" East, 84.16 feet from Tie Point 'C' as shown on said Genoa Lakes Phase 2 Final Map; thence South 46 degrees 38' 49" West, 22.33 feet to a point on the Northeasterly corner of said Unit 31; thence South 46 degrees 38' 49" West, along the Northerly line of said Unit 31, 32.67 feet to the TRUE POINT OF BEGINNING; thence South 46 degrees 38' 49" West, 35.00 feet, thence South 36 degrees 35' 11" East, 39.61 feet; thence South 42 degrees 14' 39" East, 39.82 feet; thence North 41 degrees 22' 53" East, 35.00 feet to the Southwesterly corner of Unit 30 as shown on said Genoa Lakes Phase 2 Final Map; thence North 41 degrees 22' 53" East, along the Westerly line of said Unit 30, 55.67 feet; thence North 46 degrees 24' 56" West, 15.85 feet to a point on the Southerly line of said Unit 31; thence along the Southerly and Westerly boundary lines of said Unit 31 the following 12 courses:

1. South 46 degrees 38' 49" West, 26.50 feet;
2. North 43 degrees 21' 11" West, 6.67 feet;

3. South 46 degrees 38' 49" West, 17.83 feet;
4. South 43 degrees 21' 11" East, 6.67 feet;
5. South 46 degrees 38' 49" West, 14.33 feet;
6. North 43 degrees 21' 11" West, 30.17 feet;
7. North 88 degrees 21' 11" West, 2.12 feet;
8. North 43 degrees 21' 11" West, 6.00 feet;
9. North 01 degrees 38' 49" East, 2.12 feet;
10. North 43 degrees 21' 11" West, 1.50 feet;
11. North 46 degrees 38' 49" East, 9.67 feet;
12. North 43 degrees 21' 11" West, 14.33 feet to the TRUE POINT OF BEGINNING.

(This legal description is found in Document No. 0632347 recorded 12/17/04)

And that the whole of said real estate upon which the buildings are situated is reasonably necessary for the convenient use and occupancy of the said buildings.

That William D. McCann, is the name(s) of the owner(s) or reputed owner(s) of said property, and improvements hereinabove described.

That the prorata assessment and special assessment, which shall constitute a lien against the above described property amount to \$242.00 monthly plus all accrued and accruing late charges, fees, fines, foreclosure fees, transfer fees, attorney's fees and costs and other charges, as provided in the Declaration of Covenants, Conditions and Restrictions for Genoa Lakes Association, recorded 3/16/1993, as Document No. 302138 of Official Records of Douglas County, State of Nevada, and any supplements or amendment 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 total \$1,821.31 as of 09/02/2014, and increases at the rate of \$242.00 monthly, plus late charges in the amount of \$36.30, plus continuing fees, fines, foreclosure fees, transfer fees, attorney's fees and costs and other charges and the fees of the Managing Body of the Association incurred in connection with the collection and foreclosure of this lien and other action necessary.

WHEREFORE, the Association, this lien claimant, claims the benefit of laws relating to liens 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.


Please be advised that this document constitutes neither a demand for payment of the referenced debt nor a notice of personal liability to any recipient hereof who might have received a discharge of such debt in accordance with applicable bankruptcy laws or who might be subject to the automatic stay of Section 362 of the United States Bankruptcy Code. This letter is being sent to any such parties merely to comply with applicable state law governing foreclosure of liens pursuant to Chapter 116 of Nevada Revised Statutes.

**UNLESS YOU NOTIFY US WITHIN 30 DAYS AFTER RECEIPT OF THIS DOCUMENT THAT THE VALIDITY OF THIS DEBT OR ANY PORTION THEREOF, IS DISPUTED,**

**WE WILL ASSUME THAT THE DEBT IS VALID. IF YOU DO NOTIFY US OF A DISPUTE, VERIFICATION OF THE DEBT WILL BE OBTAINED AND MAILED TO YOU. ALSO, UPON YOUR WRITTEN REQUEST WITHIN 30 DAYS, YOU WILL BE PROVIDED WITH THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR IF DIFFERENT FROM THE CURRENT CREDITOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ALL INFORMATION OBTAINED WILL BE USED FOR SUCH PURPOSE.**

DATED: September 4, 2014

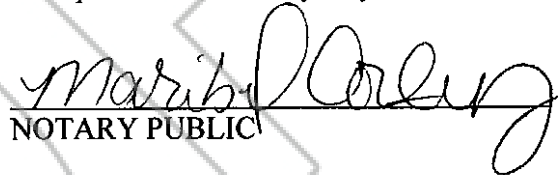
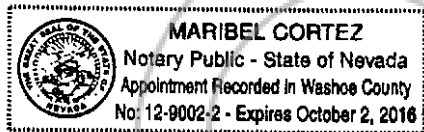
Kern & Associates, Ltd. As Attorney  
For the Managing Body of Genoa Lakes Association



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Reno, NV 89511  
(775) 324-5930

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF WASHOE        )

This instrument was acknowledged before me on September 4, 2014 by Gayle A. Kern, Esq.

  
NOTARY PUBLIC