

**DEED UPON LIEN  
FORECLOSURE**

RPTT: \$5.85

A Portion of APN: 1319-30-631-025  
49-306-27-82



KAREN ELLISON, RECORDER

**WHEN RECORDED and MAIL TAX STATEMENTS TO:**  
The Ridge Crest Property Owners' Association  
P.O. Box 5790  
Stateline, Nevada 89449

THIS DEED UPON LIEN FORECLOSURE is made this October 10, 2014, by The Ridge Crest Property Owners' Association, a Nevada non-profit corporation, herein Grantor, having the address of P.O. Box 5790, Stateline, Nevada, 89449, and the The Ridge Crest Property Owners' Association, a Nevada non-profit corporation, herein Grantee .

Grantor, pursuant to its powers and authority provided by law and as set forth in that Declaration of Timeshare Covenants, Conditions and Restrictions for The Ridge Crest dated April 25, 1989, recorded April 27, 1989 in Book 489 at Page 3383 as Document Number 200951, Official Records of Douglas County, Nevada, thereby establishing a lien against that property legally described on Exhibit 'A' attached hereto and incorporated herein by this reference, hereinafter the Property.

Grantor caused a Notice of Default and Election to sell to be recorded against the interest of KENNETH W. HIGHTOWER and TAMMY STOWELL HIGHTOWER, husband and wife as joint tenants with right of survivorship on July 11, 2014, in Book 0714 at Page 2232 as Document Number 0846020 in the Official Records of Douglas County, Nevada, and a Notice of Sale of the Property was published in the Record Courier, a newspaper of general circulation in Douglas County, Nevada, once a week for three consecutive weeks commencing on September 16, 2014, and a copy of said Notice was posted for not less than twenty (20) days at the location of the sale and also at not less than three (3) public places in the locale of the Property, namely (1) United States Post Office, Zephyr Cove Substation; (2) Douglas County Courthouse, Stateline; and (3) United States Post Office, Kingsbury Substation.

Grantor did sell the Property at public auction at the time and place noticed for such sale on October 10, 2014, to Grantee, the highest bidder, for U.S. \$1,376.18, in cash, in full or partial satisfaction of the indebtedness secured by the Notice of Claim of Lien.

Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents remise, release, sell, convey and quit claim, without covenant or warranty, express or implied, to Grantee, all right, title, interest, claim and demand of Grantor in and to the property.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed in its name as of the day and year first above written.

Dated:  
October 14, 2014

Grantor

THE RIDGE CREST PROPERTY OWNERS'  
ASSOCIATION, a Nevada non-profit corporation  
BY: Resort Realty LLC, a Nevada Limited Liability  
Company, its Attorney-In-Fact

Marc B. Preston, Authorized Signature

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**WHEN RECORDED and MAIL TAX STATEMENTS TO:**

The Ridge Crest Property Owners' Association  
P.O. Box 5790  
Stateline, Nevada 89449

STATE OF NEVADA        )  
                                  ) SS  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on 10.27.14 by Marc B. Preston as the authorized signer of Resort Realty LLC, a Nevada Limited Liability Company as Attorney-In-Fact for The Ridge Crest Property Owners' Association, a Nevada non-profit corporation.



**SHANNA WHITE**  
Notary Public  
State of Nevada  
Certificate No. 11-5458-5  
My Commission Expires 05-01-15

*Shanna White*  
\_\_\_\_\_  
Notary Public

The Grantor Declares:

- Grantee was the foreclosing Beneficiary; Consideration was \$1,376.18;
- Computed on the consideration or value of property conveyed.

**EXHIBIT "A"**

**(49)**

**A timeshare estate comprised of:**

**PARCEL 1: An undivided 1/102nd interest in and to that certain condominium estate described as follows:**

- (A) An undivided 1/26<sup>th</sup> interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.**
- (B) Unit No. 306 as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.**

**PARCEL 2: a non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.**

**PARCEL 3: An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel 1, and Parcel 2 above during one "ALTERNATE USE WEEK" within the Even - numbered years as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Crest project during said "ALTERNATE USE WEEK" as more fully set forth in the CC&R's.**

**A Portion of APN: 1319-30-631-025**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) A ptn of 1319-30-631-025  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property
- |  |                 |                             |                         |
|--|-----------------|-----------------------------|-------------------------|
| a) <input type="checkbox"/>            | Vacant Land     | b) <input type="checkbox"/> | Single Family Residence |
| c) <input type="checkbox"/>            | Condo/Twnhse    | d) <input type="checkbox"/> | 2-4 Plex                |
| e) <input type="checkbox"/>            | Apartment Bldg. | f) <input type="checkbox"/> | Commercial/Industrial   |
| g) <input type="checkbox"/>            | Agricultural    | h) <input type="checkbox"/> | Mobile Home             |
| i) <input checked="" type="checkbox"/> | Other           | <u>Timeshare</u>            |                         |

3. Total Value/Sales Price of Property \$1,376.18  
 Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \$1,376.18  
 Real Property Transfer Tax Due: \$5.85

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110 that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

**Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature: *Debra Harmon, agent* Capacity: Grantor  
Ridge Crest Property Owners Association

Signature: \_\_\_\_\_ Capacity: Grantee  
Ridge Crest Property Owners Association

**SELLER (GRANTOR) INFORMATION**

Print Name: Ridge Crest Property Owners Association  
 Address: P.O. Box 5790  
 City/State/Zip Stateline, NV 89449

**BUYER (GRANTEE) INFORMATION**

Print Name: Ridge Crest Property Owners Association  
 Address: P.O. Box 5790  
 City/State/Zip Stateline, NV 89449

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**

Company Name: Stewart Vacation Ownership Escrow No 49-306-27-82  
 Address: 10 Graves Drive  
 City Dayton State: NV Zip 89403