

**DEED UPON LIEN
FORECLOSURE**

RPTT: \$5.85

A Portion of APN: 1319-30-519- 019
50-019-11-03

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



KAREN ELLISON, RECORDER

THIS DEED UPON LIEN FORECLOSURE is made this October 3, 2014, by The Ridge View 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 View 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 View recorded December 21, 1984 in Book 1284 at Page 1993 as Document Number 111558, and Amended in Book 385 at Page 961 as Document No. 114670 on March 13, 1985, 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 STEVEN A. KRAHNKE and JOANNE M. KRAHNKE, husband and wife as joint tenants with right of survivorship on July 8, 2014, in Book 714 at Page 1692 as Document Number 0845880 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 12, 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 3, 2014, to Grantee, the highest bidder, for U.S. \$1,343.14, 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 3, 2014

Grantor

THE RIDGE VIEW 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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P.O. Box 5790
Stateline, Nevada 89449

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 10.29.14 by Marc B. Preston as the authorized signer of Resort Realty LLC, a Nevada Limited Liability Company as Attorney-In-Fact for The Ridge View 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

[Handwritten Signature]

Notary Public

The Grantor Declares:

- Grantee was the foreclosing Beneficiary; Consideration was \$1,343.14;
- Computed on the consideration or value of property conveyed.

EXHIBIT "A"

(50)

A timeshare estate comprised of:

Parcel 1: An undivided 1/51st interest in and to that certain condominium described as follows:

(A) An undivided 1/24th interest as tenants in common, in and to the Common Area of Lot 50, Tahoe Village Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Record of Survey of Boundary Line Adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.

(B) Unit No. 019 as shown and defined on said Seventh Amended Map of Tahoe Village, Unit No. 1.

Parcel 2: a non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes over and on and through the Common Areas of Tahoe Village Unit No. 1, as set forth on said Ninth Amended Map of Tahoe Village, Unit No. 1, recorded on September 21, 1990, in Book 990, at Page 2906, as Document No. 235007, Official Records of Douglas County, State of Nevada.

Parcel 3: the exclusive right to use said 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 "use week" within the "Summer" use season" as said quoted terms are defined in the Declaration of Covenants, Conditions and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, as Document No. 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned "use season".

A Portion of APN: 1319-30-519-019

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) A ptn of 1319-30-519-019
 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: \$1,343.14
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value \$1,343.14
 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: *Olivia Harrison agent* Capacity: Grantor
Ridge View Property Owners Association

Signature: _____ Capacity: Grantee
Ridge View Property Owners Association

SELLER (GRANTOR) INFORMATION

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

BUYER (GRANTEE) INFORMATION

Print Name: Ridge View 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 50-019-11-03
 Address: 10 Graves Drive
 City Dayton State: NV Zip 89403