

DOUGLAS COUNTY, NV

2014-852445

RPTT:\$5.85 Rec:\$16.00

Total:\$21.85

11/07/2014 10:21 AM

STEWART TITLE

Pgs=4

**DEED UPON LIEN
FORECLOSURE**

RPTT: \$5.85

A Portion of APN: 1319-30-724-013
34-012-45-84

WHEN RECORDED and MAIL TAX STATEMENTS TO:

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



00002946201408524450040044

KAREN ELLISON, RECORDER

THIS DEED UPON LIEN FORECLOSURE is made this October 17, 2014, by The Ridge Tahoe 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 Tahoe 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 Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions for The Ridge Tahoe dated January 30, 1984, recorded February 14, 1984 in Book 284 at Page 5202 as Document Number 096758, Official Records of Douglas County, Nevada, and as amended; 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 JOHN L. MCERLEAN and NANCY J. COSGROVE, husband and wife as joint tenants with right of survivorship on July 18, 2014, in Book 0714 at Page 4131 as Document Number 0846539 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 26, 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) Zephyr Cove Library, Zephyr Cove 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 17, 2014, to Grantee, the highest bidder, for U.S. \$1,473.22, 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 20, 2014

Grantor

THE RIDGE TAHOE 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

**DEED UPON LIEN
FORECLOSURE**

RPTT: \$5.85

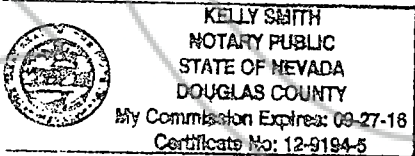
A Portion of APN: 1319-30-724-
34-012-45-84

WHEN RECORDED and MAIL TAX STATEMENTS TO:

The Ridge Tahoe 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 Tahoe Property Owners' Association, a Nevada non-profit corporation.



[Signature]

Notary Public

The Grantor Declares:

- Grantee was the foreclosing Beneficiary, Consideration was \$1,473.22;
- Computed on the consideration or value of property conveyed.

EXHIBIT "A"

(34)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/38th interest in and to Lot 34 as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and (B) Unit No. 012 as shown and defined on said Condominium Plan; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe recorded August 21, 1984, as Document No. 097150, as amended, by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in the same unit type, in Lot 34 only, for one week every other year in Even -numbered years in the Swing "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-724-013

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-724-013
- b) _____
- c) _____
- d) _____

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

2. Type of Property

- a) Vacant Land
- b) Single Family Residence
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Commercial/Industrial
- g) Agricultural
- h) Mobile Home
- i) Other Timeshare

3. Total Value/Sales Price of Property

Total Value/Sales Price of Property	\$1,473.22
Deed in Lieu of Foreclosure Only (Value of Property) (_____)	
Transfer Tax Value	\$1,473.22
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: *Alita Hannum, agent* Capacity: Grantor
Ridge Tahoe Property Owners Association

Signature: _____ Capacity: Grantee
Ridge Tahoe Property Owners Association

SELLER (GRANTOR) INFORMATION

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

BUYER (GRANTEE) INFORMATION

Print Name: Ridge Tahoe 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 34-012-45-84
 Address: 10 Graves Drive
 City Dayton State: NV Zip 89403