

**DEED UPON LIEN  
FORECLOSURE**

RPTT: \$5.85

A Portion of APN: 1319-30-645-003  
42-275-33-01

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



00004582201408538210040040

KAREN ELLISON, RECORDER

THIS DEED UPON LIEN FORECLOSURE is made this October 30, 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 HAROLD LEE PAYNE and LELA ANTOINETTE PAYNE, Co-Trustee, or their Successors in Trust Under THE PAYNE FAMILY 1988 TRUST, dated November 16, 1988, and any amendments thereto on July 31, 2014, in Book 714 at Page 6922 as Document Number 0847156 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 October 10, 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 30, 2014, to Grantee, the highest bidder, for U.S. \$1,470.28, 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:  
November 17, 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: 1319-30-645-003  
42-275-33-01

**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 11-24-14 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.



**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 \$1,470.28;
- Computed on the consideration or value of property conveyed.

**EXHIBIT "A"**

**(42)**

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48<sup>ths</sup> interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14<sup>th</sup> Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 275 as shown and defined on said map; 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 Phase Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

**BEGINNING** at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13<sup>th</sup> Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13<sup>th</sup> Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

**A Portion of APN: 1319-30-645-003**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) A ptn of 1319-30-645-003  
 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 \$1,470.28  
 Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \$1,470.28  
 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' Assoc.

Signature: \_\_\_\_\_ Capacity: Grantee  
Ridge Tahoe Property Owners' Assoc.

**SELLER (GRANTOR) INFORMATION**

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

**BUYER (GRANTEE) INFORMATION**

Print Name: Ridge Tahoe Property Owners' Assoc.  
 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 42-275-33-01  
 Address: 10 Graves Drive  
 City Dayton State: NV Zip 89403