

**DEED UPON LIEN  
FORECLOSURE**



KAREN ELLISON, RECORDER

RPTT: \$ 276.90

A Portion of APN: 1319-30-712-001

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

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

THIS DEED UPON LIEN FORECLOSURE is made this September 25, 2015, by The Ridge Pointe Property Owners' Association, a Nevada non-profit corporation, herein Grantor, having the address of P.O. Box 5790, Stateline, Nevada, 89449, and the Ridge Pointe 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 Pointe recorded November 5, 1997 in Book 1197 at Page 678 as Document Number 0425591, Official Records of Douglas County, Nevada, thereby establishing a lien against that property legally described on < See 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 <See Exhibit 'A'> on June 29, 2015, as Document Number 0865423 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 4, 2015, 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 September 25, 2015, to Grantee, the highest bidder, for U.S. <See Exhibit 'A'>, in cash, in full or partial satisfaction of the indebtedness secured by the Notice of Claim of Lien < See Exhibit 'A'>.

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:

September 28, 2015

Grantor

THE RIDGE POINTE 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: \$ 276.90

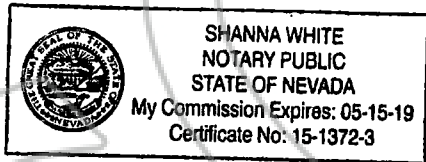
A Portion of APN: 1319-30-712-001

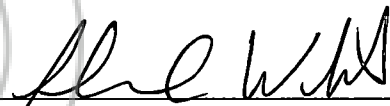
**WHEN RECORDED and MAIL TAX STATEMENTS TO:**

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

STATE OF NEVADA            )  
  )   SS  
COUNTY OF DOUGLAS     )

This instrument was acknowledged before me on 9.29.15 by Marc B. Preston as the authorized signer of Resort Realty LLC, a Nevada Limited Liability Company as Attorney-In-Fact for The Ridge Pointe Property Owners' Association, a Nevada non-profit corporation.



  
\_\_\_\_\_  
Notary Public

The Grantor Declares:

Grantee was the foreclosing Beneficiary; Consideration was ;  
\$70,853.07

Computed on the consideration or value of property conveyed.

Exhibit "A"  
 FORECLOSURE DEED UPON SALE  
 UNDER CLAIM OF LIEN FOR DELINQUENT ASSESSMENTS  
 RIDGE POINTE

<b>Reputed Owner</b>	<b>Account No.</b>	<b>Unit No.</b>	<b>Use Year</b>	<b>Lien Doc No.</b>	<b>Legal Desc. Ex.</b>	<b>Opening / Final Bid</b>
BLACKWELL, Shawn	16-012-31-71	012	Odd	862506	C	\$1,444.37
BLESI, Donald A. & Gail P.	16-006-47-71	006	Odd	862507	C	\$1,465.99
COFFEY, Herbert V. & Marjorie K.	16-010-22-71	010	Odd	862509	C	\$1,465.99
CONTI, Michael A. & ARCENEUX, Patricia & KEMP Living Trust	16-022-21-71	022	Odd	862510	C	\$1,516.19
DAVIS, Kristy I. & Todd A.	16-008-04-71	008	Odd	862511	C	\$1,465.99
EDER, Jacqueline	16-024-26-02	024	Annual	862512	B	\$1,749.79
EMMERSON, Linda & Tiffany	16-023-49-71	023	Odd	862513	C	\$1,540.95
FOGG, Richard L. & REEVES, Sophie A.	16-018-51-71	018	Odd	862514	C	\$1,540.95
FRIEND, Charles J.	16-002-19-71	002	Odd	862515	C	\$1,444.42
GUSTINE, Janice M.	16-005-15-01	005	Annual	862517	B	\$2,631.52
HAYWORTH, Michell S. & Kari A.	16-006-44-71	006	Odd	862518	C	\$1,465.99
HIGHTOWER, Richard B.	16-017-38-71	017	Odd	862519	C	\$1,444.37
HOOD, Kent & Cathy	16-004-36-01	004	Annual	862520	B	\$1,465.99
JENNINGS, Kevin D. & VAN KIRK, Elizabeth A.	16-021-27-71	021	Odd	862521	C	\$1,465.99
JOHNSTON, Owen F. & Jutta	16-017-49-81	017	Even	862522	C	\$7,006.15
LEE, David & VO, Khoa T.	16-012-36-01	012	Annual	862524	B	\$1,465.99
LEWIS, Roy S.	16-014-05-01	014	Annual	862525	B	\$1,859.11
MANNING, Avon & Lillie M.	16-001-49-71	001	Odd	862526	C	\$947.54
MASTIN, James R. & Yvonne M.	16-014-30-81	014	Even	862528	C	\$3,100.79
MCDONALD, Kathleen Mireya	16-007-35-71	007	Odd	862477	C	\$1,444.36

Exhibit "A"  
FORECLOSURE DEED UPON SALE  
UNDER CLAIM OF LIEN FOR DELINQUENT ASSESSMENTS  
RIDGE POINTE

MCDONALD, Kathleen Mireya	16-007-36-71	007	Odd	862478	C	\$1,444.36
MCDONALD, Kathleen Mireya	16-007-37-71	007	Odd	862479	C	\$1,444.36
MORALES, David & Graciela C.	16-021-36-71	021	Odd	862480	C	\$1,465.98
PETERS, Nicholas	16-007-30-71	007	Odd	862482	C	\$1,444.36
PETERS, Nicholas	16-025-30-72	025	Odd	862483	C	\$1,444.36
PETIT, Joshua H. & Lisa K.	16-020-42-71	020	Odd	862484	C	\$1,465.98
PRITCHETT, Tracey	16-013-03-72	013	Odd	862485	C	\$1,444.36
QUINLAN, Joan D. & Kevin E.	16-010-51-71	010	Odd	862486	C	\$1,465.98
QUINTANA, Tania	16-023-45-71	023	Odd	862487	C	\$1,444.36
RAMSTEAD, Don & TRAM-RAMSTEAD, Camtu	16-003-08-01	003	Annual	862488	B	\$9,081.88
RODRIGUEZ, Javier S. & Rosemary	16-008-02-81	008	Even	862490	C	\$2,000.39
ROUSE, Kenneth	16-024-17-72	024	Odd	862491	C	\$1,444.36
SALAZAR, Roy & Tricia Gale & Jennifer Gale	16-023-05-71	023	Odd	862492	C	\$1,487.60
STRONG, James R. & Susan J.	16-014-18-01	014	Annual	862494	B	\$1,465.98
TRACY, Richard G.	16-023-41-71	023	Odd	862497	C	\$1,444.36
VANES, Jeffrey Scott & Gina Marie	16-003-18-72	003	Odd	862498	C	\$1,465.98
WINGO, Donald E. & Sandra A	16-023-03-01	023	Annual	862499	B	\$1,465.98
<b>TOTAL</b>						<b>\$70,853.07</b>

**EXHIBIT "B"**

**(160)**

**A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/1326<sup>th</sup> interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14<sup>th</sup> AMENDED MAP, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet, the chord of said curve bears North 60°39'00" East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period each year in accordance with said Declaration.**

**A Portion of APN: 1319-30-712-001**

**EXHIBIT "C"**

**(160)**

**A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/2652<sup>nd</sup> interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14<sup>th</sup> AMENDED MAP, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet, the chord of said curve bears North 60°39'00" East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in < See Exhibit 'A' > -numbered years in accordance with said Declaration.**

**A Portion of APN: 1319-30-712-001**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-712-001
- 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

Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ ) \$70,853.07  
 Transfer Tax Value \$70,853.07  
 Real Property Transfer Tax Due: \$276.90

**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: *Beverly Costantelli agent* Capacity: Grantor  
Ridge Pointe Property Owners' Assoc.

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

**SELLER (GRANTOR) INFORMATION**

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

**BUYER (GRANTEE) INFORMATION**

Print Name: Ridge Pointe 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 Pointe Foreclosure  
 Address: 3476 Executive Pointe Way #16  
 City Carson City State: NV Zip 89706