

APN: 1318-23-310-060

Mail Tax Statements to:  
Lake Village Homeowners Association  
P.O. Box 542  
Zephyr Cove, NV 89448

When recorded mail to:  
Lake Village Homeowners Association  
c/o Kern & Associates, Ltd.  
5421 Kietzke Lane, Suite 200  
Reno, NV 89511



KAREN ELLISON, RECORDER

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

### CERTIFICATE OF SALE

THIS CERTIFICATE OF SALE, made the 17th day of December, 2015, between Lake Village Homeowners Association, as Grantor in foreclosure of the Notice of Delinquent Assessment and Claim of Lien Homeowners Association, and Michael Griboski and Cody Logan as Grantee.

WITNESSETH that the Grantor, pursuant to NRS 116.31162, 116.31163, 116.31164 and other applicable provisions of Chapter 116 of the Nevada Revised Statutes, did sell under foreclosure of the Notice of Delinquent Assessment and Claim of Lien Homeowners Association, identifying Gary Gerren as the homeowner, recorded May 4, 2015 as Document Number 2015-861412, of Official Records of Douglas County, State of Nevada, the same having remained unpaid and the Grantor having recorded a Notice of Default and Election to Sell on June 16, 2015 as Document Number 2015-864281, of Official Records of Douglas County, State of Nevada, and there being no satisfaction of the aforesaid obligation, and the Notice of Sale was recorded October 2, 2015 as Document No. 2015-870629; the Notice of Sale was mailed to all lienholders, all persons claiming an interest in the real property and the Notice of Sale was advertised, published and posted after the elapsing of 90 days from the recording and mailing of said Notice of Default and Election to Sell according to the law and meeting all requirements of applicable law, including but not limited to NRS 116.3116 – NRS 116.31168, and the sale having occurred on December 16, 2015 and

WHEREAS the Grantee did bid and pay the sum of \$7,801.00 for the interest of the Grantor under the assessment and lien and does hereby purchase all right, title and interest of the current vested owner without covenant or warranty, expresses or implied, regarding title, possession or encumbrances, without equity that real property commonly known as Unit #2 Manzanita Court situate in the County of Douglas, State of Nevada and being more particularly described as follows:

LOT 2, IN BLOCK B, AS SHOWN ON THE OFFICIAL AMENDED MAP OF LAKE VILLAGE UNIT NO. 1, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, IN BOOK 1 OF MAPS, DOCUMENT NO. 48573, AND THE SECOND AMENDED MAP TO THE "AMENDED MAP OF LAKE VILLAGE UNIT NO. 1", RECORDED ON DECEMBER 28, 1971, IN BOOK 95, PAGE 76, AS FILE NO. 56077.

That the foregoing consideration of \$7,801.00, lawful money of the United States was the highest bid at public sale under said assessment lien.

A unit sold pursuant to NRS 116.3112 to 116.31168, inclusive, may be redeemed within 60 days by the unit's owner whose interest in the unit was extinguished by the sale, or his or her successor in interest, or any holder of a recorded security interest that is subordinate to the lien on which the unit was sold, or that holder's successor in interest by paying within 60 days:

- 1) the purchase price of \$7,801.00 with interest at the rate of 1% per month;
- 2) the amount of any assessments, taxes or payments towards liens which were created before the purchase and which have been paid plus interest;
- 3) if the purchaser is also a creditor having a prior lien to that of the redemptioner, other than the association's lien under which the purchase was made, the amount of such lien, and interest on such amount; and
- 4) any reasonable amount expended by the purchaser which is reasonably necessary to maintain and repair the unit in accordance with the standards set forth in the governing documents, including, without limitation, any provisions governing maintenance, standing water or snow removal.

Dated: December 28, 2015

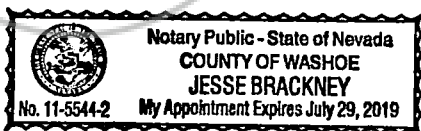
Lake Village Homeowners Association

*Gayle A. Kern*

By: Gayle A. Kern, Esq., Its Attorney  
5421 Kietzke Lane, Suite 200  
Reno, NV 89511  
(775) 324-5930

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF WASHOE        )

This instrument was acknowledged before me on December 28, 2015 by Gayle A. Kern, Esq.



*Jesse Brackney*  
NOTARY PUBLIC