

DOUGLAS COUNTY, NV  
RPTT:\$169.65 Rec:\$18.00  
\$187.65 Pgs=5 11/04/2016 01:05 PM  
STEWART TITLE VACATION OWNERSHIP  
KAREN ELLISON, RECORDER

**DEED UPON LIEN  
FORECLOSURE**

RPTT: \$ 169.65

A Portion of APN: 1319-30-519-<See Exhibit 'A'>

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

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

THIS DEED UPON LIEN FORECLOSURE is made this October 7, 2016, 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 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 <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 July 11, 2016, as Document Number 0884135 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 16, 2016, 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 7, 2016, 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: October 7, 2016

Grantor  
THE RIDGE VIEW PROPERTY OWNERS'  
ASSOCIATION, a Nevada non-profit

BY: Resort Realty LLC, a Nevada Limited Liability  
Company, its Attorney-In-Fact



Dan Garrison, Authorized Signature

**DEED UPON LIEN  
FORECLOSURE**

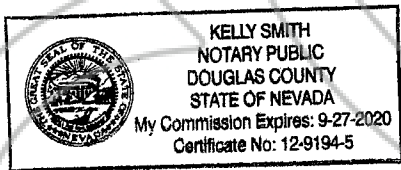
A Portion of APN: 1319-30-519-<See Exhibit 'A'>

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

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

STATE OF NEVADA            )  
  ) SS  
COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on 10/27/16 by Dan Garrison 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.



[Signature]  
Notary Public

The Grantor Declares:

- Grantee was the foreclosing Beneficiary; Consideration was \$ 43,084.52
- Computed on the consideration or value of property conveyed.

Exhibit 'A'  
The Ridge View

Reputed Owner	Account No.	Lien Recording Date	Lien Doc. Number	Unit No.	Season	APN	Assessment Due Date	Delinquent Assessment	Interest Charges
BECKLUND, Margaret K. & WILEY, Kathryn G.	50-004-51-01	6/6/2016	0881823	004	Winter	004	1/10/2016	\$915.00	\$109.84
BOULEY, Michael D.	50-007-50-03	6/6/2016	0881824	007	Winter	007	1/10/2016	\$915.00	\$109.84
CHAMBERS, Thomas R. & Mary Lou C.	50-003-49-01	6/6/2016	0881826	003	Winter	003	1/10/2016	\$1,175.60	\$188.04
CHAMBERS, Thomas R. & Mary Lou C.	50-011-51-04	6/6/2016	0881827	011	Winter	011	1/10/2016	\$1,175.60	\$188.04
CULLEN FAMILY VACATIONS LLC, a Wyoming Limited Liability	50-019-14-01	6/6/2016	0881828	019	Summer	019	1/10/2016	\$915.00	\$109.84
DEHAVEN, Donna D.	50-017-48-01	6/6/2016	0881829	017	Winter	017	1/10/2016	\$915.00	\$109.84
DEVINE-NELSON TRUST & DEVINE, John M. & Norma D.	50-009-15-03	6/6/2016	0881830	009	Summer	009	1/10/2016	\$915.00	\$109.84
GRAUL, David M. & CHIN, Maryam L.	50-017-36-01	6/6/2016	0881832	017	Winter	017	1/10/2016	\$915.00	\$123.30
GREENFIELD, Alan J. & Tracy A.	50-003-37-01	6/6/2016	0881833	003	Winter	003	1/10/2016	\$915.00	\$123.30
GROH, David B. & Brooke Y.	50-001-09-01	6/6/2016	0881834	001	Summer	001	1/10/2016	\$915.00	\$109.84
HANKINSON, Kennis L. & Eutha L.	50-015-48-01	6/6/2016	0881835	015	Winter	015	1/10/2016	\$915.00	\$109.84
HARTUNIAN, Dennis S. & Natalie M.	50-018-40-01	6/6/2016	0881836	018	Winter	018	1/10/2016	\$915.00	\$109.84
KAVIANI, Darius & Leah A.	50-013-42-01	6/6/2016	0881837	013	Winter	013	1/10/2016	\$915.00	\$109.84
MEDCALF, Dave & Vicki	50-004-46-04	6/6/2016	0881840	004	Winter	004	1/10/2016	\$915.00	\$109.84
MEDCALF, Dave & Vicki	50-020-52-04	6/6/2016	0881841	020	Winter	020	1/10/2016	\$915.00	\$109.84
MONACO, Ellen A.	50-003-42-01	6/6/2016	0881842	003	Winter	003	1/10/2016	\$915.00	\$109.84
MUNROE, Eena	50-002-08-02	6/6/2016	0881843	002	Summer	002	1/10/2016	\$1,712.00	\$355.04
PALMER, Thomas Jr.	50-012-41-01	6/6/2016	0881845	012	Winter	012	1/10/2016	\$915.00	\$109.84
PETERS, Matthew & Bonnie	50-012-29-01	6/6/2016	0881847	012	Swing	012	1/10/2016	\$915.00	\$109.84
REED, Frank D. Sr.	50-010-45-01	6/6/2016	0881848	010	Winter	010	1/10/2016	\$1,712.00	\$355.04
REMEZ, Elaine & BURNES, Ronald E.	50-008-01-01	6/6/2016	0881849	008	Summer	008	1/10/2016	\$935.00	\$109.84
ROWLEY, Scott & Elizabeth	50-007-11-01	6/6/2016	0881850	007	Summer	007	1/10/2016	\$915.00	\$109.84
SHEPARD-FORD, Lois D.	50-024-49-02	6/6/2016	0881852	024	Winter	024	1/10/2016	\$915.00	\$109.84
STROMME, Carol	50-011-05-01	6/6/2016	0881853	011	Summer	011	1/10/2016	\$915.00	\$109.84
KATHLEEN VAUGHN REVOCABLE TRUST, & VAUGHN, Kathleen trustee	50-002-23-02	6/6/2016	0881854	002	Swing	002	1/10/2016	\$915.00	\$109.84

Exhibit 'A'  
The Ridge View

WRIGHT, Philip & Cheri	50-005-12-04	6/6/2016	0881855	005	Summer	005	1/10/2016	\$1,562.00	\$316.79
ZAKAROV, Rustam	50-009-32-04	6/6/2016	0881856	009	Swing	009	1/10/2016	\$915.00	\$109.84
ZIMMERMAN FAMILY VACATIONS LLC, a Wyoming Limited Liability Company	50-015-24-02	6/6/2016	0881857	015	Swing	015	1/10/2016	\$915.00	\$109.84
ZIMMERMAN FAMILY VACATIONS LLC, a Wyoming Limited Liability Company	50-015-32-02	6/6/2016	0881858	015	Swing	015	1/10/2016	\$915.00	\$109.84

**EXHIBIT "B"**

**(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 1/24<sup>th</sup> 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. <See Exhibit 'A'> 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 "<See Exhibit 'A'>" 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- <See Exhibit 'A'>**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 A ptn of 1319-30-519-001 (See  
 a) Legal Descriptions for all APN's  
 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 \$43,084.52  
 Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \$43,084.52  
 Real Property Transfer Tax Due: \$169.65

- 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 View Property Owners' Assoc.

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

**SELLER (GRANTOR) INFORMATION**

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

**BUYER (GRANTEE) INFORMATION**

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

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**  
 Company Name: Stewart Vacation Ownership Escrow No. 2016 View FC  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip 89706