

DOUGLAS COUNTY, NV **2016-890228**
RPTT:\$269.10 Rec:\$19.00
\$288.10 Pgs=6 11/07/2016 10:59 AM
STEWART TITLE VACATION OWNERSHIP
KAREN ELLISON, RECORDER

**DEED UPON LIEN
FORECLOSURE**

RPTT: \$ 269.10

A Portion of APN: 1319-30-724-___ <See Exhibit 'A'>

WHEN RECORDED and MAIL TAX STATEMENTS TO:

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

THIS DEED UPON LIEN FORECLOSURE is made this October 14, 2016, 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 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 <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'> July 15, 2016, as Document Number 0884369 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 23, 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 14, 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 14, 2016

Grantor
THE RIDGE TAHOE 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**

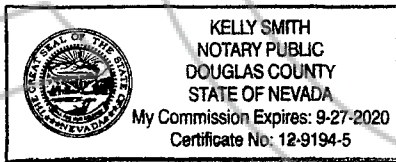
A Portion of APN: 1319-30-724-___ <See Exhibit 'A'>

WHEN RECORDED and MAIL TAX STATEMENTS TO:

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

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on October 27, 2016 by Dan Garrison 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.



Notary Public

The Grantor Declares:

 X Grantee was the foreclosing Beneficiary; Consideration was ;
\$68,528.44

 X Computed on the consideration or value of property conveyed.

Exhibit 'A'
The Ridge Tahoe

Reputed Owner	Account No.	Lien Doc. No.	Unit No.	Use Year	Use Season	APN	Desc. Exhibit	Delinquent Assessment	Interest Charges
RAVENSMOUTH TRUST, ANGLIN, Lovely trustee	34-037-22-01	0882328	037	Annual	Prime	038	B	\$1,843.00	\$355.90
BOSSERMAN, Martin W. & Patricia K. and SANCHEZ, Daniel & Helen Victoria	34-004-23-81	0882330	004	Even	Prime	004	C	\$1,079.00	\$129.52
CUSICK, Carolyn F. & Donald J. & Tyler K.	34-004-25-81	0882332	004	Even	Prime	004	C	\$2,077.00	\$608.56
DEVOE-FURTADO, June C. & FURTADO, George R. & Maria	34-019-14-83	0882333	019	Even	Prime	020	C	\$957.00	\$114.88
DIAZ, Alex S. & Cynthia M.	34-036-28-01	0882334	036	Annual	Prime	037	B	\$10,584.00	\$12,626.96
FRANK, Kimmel A. & Renee J.	34-002-14-01	0882337	002	Annual	Prime	002	B	\$1,079.00	\$129.52
GROLMAN, David & Lavinia & Ruth & CRAWFORD, Rachel	34-001-34-01	0882339	001	Annual	Prime	001	B	\$1,079.00	\$129.52
LEE, Philip Vance	34-006-17-01	0882341	006	Annual	Prime	006	B	\$1,079.00	\$129.00
LEWIS, Jared & FLOOD, Nathan	34-020-41-84	0882342	020	Even	Swing	021	C	\$1,079.00	\$129.52
MARTINSEN FAMILY TRUST, MARTINSEN, Bernard Lowell	34-034-48-01	0882344	034	Annual	Swing	035	B	\$1,211.00	\$145.39
MERFISH, Harvey B.	34-019-06-01	0882346	019	Annual	Prime	020	B	\$1,229.00	\$206.42
MORRIS, Kent Legrand & Deborah Patricia	34-017-39-04	0882348	017	Annual	Swing	018	B	\$1,079.00	\$129.52
RICHARD, Brenda J.	34-016-01-01	0882353	016	Annual	Prime	017	B	\$1,079.00	\$129.52
RUCKMAN, William P.	34-030-16-02	0882354	030	Annual	Prime	031	B	\$1,079.00	\$129.52
SAULNY, Leoncio B. III & Arnell	34-003-11-81	0882355	003	Even	Prime	003	C	\$1,079.00	\$129.52
SENER, Edgar D. & Norma J.	34-020-32-01	0882356	020	Annual	Prime	021	B	\$1,079.00	\$253.00
SHAFFER, Scott	34-003-41-81	0882357	003	Even	Swing	003	C	\$1,079.00	\$129.52

EXHIBIT "B"

(34)

An undivided 1/51st 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. <See Exhibit 'A'> 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 conveyed, in Lot 34 only, for one week each year in the <See Exhibit 'A'> "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-724-<See Exhibit 'A'>

EXHIBIT "C"

(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. <See Exhibit 'A'> 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 <See Exhibit 'A'>-numbered years in the <See Exhibit 'A'> "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-724-<See Exhibit 'A'>

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 A ptn of 1319-30-724-001 (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 \$68,528.44
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value \$68,528.44
 Real Property Transfer Tax Due: \$269.10

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: *Alta 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, Nevada 89449

BUYER (GRANTEE) INFORMATION

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