

DOUGLAS COUNTY, NV  
RPTT:\$152.10 Rec:\$35.00  
\$187.10 Pgs=4 11/29/2017 08:25 AM  
STEWART TITLE VACATION OWNERSHIP  
KAREN ELLISON, RECORDER

**DEED UPON LIEN  
FORECLOSURE**

RPTT: \$ 152.10

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 13, 2017, 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 20, 2017, as Document Number 2017-901638 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 22, 2017, 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 13, 2017, 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 Recorded July 19, 2017 as Document Number 2017-900224 Official Records of Douglas County, Nevada.

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 1, 2017

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

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

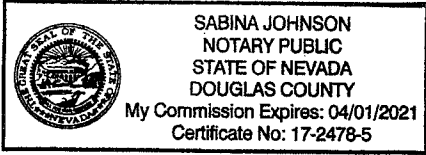


Kathleen Shoda, Authorized Signature

**DEED UPON LIEN  
FORECLOSURE**

STATE OF NEVADA            )  
  ) SS  
COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on 11/1/17 by Kathleen Shoda 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.



*Sabina Johnson*  
\_\_\_\_\_  
Notary Public

The Grantor Declares:

- Grantee was the foreclosing Beneficiary; Consideration was \$ 38,801.50
- Computed on the consideration or value of property conveyed.

Exhibit 'A'

Interval	OwnerName	Bid Amount	Unit	Season	APN
50-018-50-02	AUYANG, Benny	\$1,403.99	018	Winter	018
50-005-24-02	BIEDERMAN, Janis Carla & LAWRENCE, Janis C.	\$1,425.05	005	Swing	005
50-003-34-01	BYRD, Eric & McLAUGHLIN, Melinda	\$6,202.15	003	Winter	003
50-002-11-02	BYRD, Eric, McLAUGHLIN, Melinda & DODD, Charles & Cathrine S.	\$6,393.37	002	Summer	002
50-005-03-01	CESSNA, Robert R. & Jessica B.	\$927.95	005	Summer	005
50-021-42-01	DAVIDSON, Spring	\$1,403.99	021	Winter	021
50-006-21-02	DOWDY, Charles E. & WEBER, Terry	\$1,425.04	006	Swing	006
50-022-20-03	GASE, Roberta E.	\$1,403.98	022	Swing	022
50-019-30-01	JOHNS, Frank J. & MOORE-JOHNS, Kimberley I.	\$1,425.04	019	Swing	019
50-002-31-01	KG GLOBAL SERVICES, LLC	\$1,403.98	002	Swing	002
50-007-06-01	LEE, Thomas Y. & Joyce C.	\$1,425.04	007	Summer	007
50-014-45-01	LINDSTROM, Arthur R. & Patricia S., Trustees of the ARTHUR R. LINDSTROM AND PATRICIA S. LINDSTROM LIVING TRUST	\$4,487.11	014	Winter	014
50-022-49-01	MARTIN, Robert A. & Sherry A.	\$1,425.04	022	Winter	022
50-008-21-03	MATTESON, Mark & Janice	\$1,425.04	008	Swing	008
50-012-20-03	MOORE, Deborah	\$1,378.18	012	Swing	012
50-014-47-02	OSBURN, James D.	\$1,403.98	014	Winter	014
50-018-03-03	PEREZ, Leo V. & Carmelita	\$2,627.64	018	Summer	018
50-004-50-01	REED, Phyllis L. & Frank D. Jr.	\$955.71	004	Winter	004
50-011-45-01	REED, Phyllis L. & Frank D. Sr. and LENGLE, Susan M.	\$1,446.10	011	Winter	011
50-003-15-02	RIVAS, Phillip & Eilda	\$1,425.04	003	Summer	003
50-015-10-02	ROWLEY, Raymond K. ROWLEY, Frances A. Trustee of the FRANCES A. ROWLEY FAMILY DECLARATION OF TRUST	\$1,425.04	015	Summer	015
50-009-38-01	TORTOLANI, Herbert R. & Nancy J., Trustees of the HERBERT R. TORTOLANI AND NANCY J. TORTOLANI REVOCABLE TRUST	\$1,397.58	009	Winter	009

**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 \$ 38,801.50  
 Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \$ 38,801.50  
 Real Property Transfer Tax Due: \$ 152.10

**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: *Olde Hummer, 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. 2017 View FC  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip 89706