

DOUGLAS COUNTY, NV **2017-907390**
RPTT:\$204.75 Rec:\$35.00
\$239.75 Pgs=5 11/29/2017 08:30 AM
STEWART TITLE VACATION OWNERSHIP
KAREN ELLISON, RECORDER

**DEED UPON LIEN
FORECLOSURE**

RPTT: \$ 204.75

A Portion of APN: 1319-30-631-<See Exhibit 'A'>

WHEN RECORDED and MAIL TAX STATEMENTS TO:

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

THIS DEED UPON LIEN FORECLOSURE is made this October 13, 2017, by The Ridge Crest Property Owners' Association, a Nevada non-profit corporation, herein Grantor, having the address of P.O. Box 5790, Stateline, Nevada, 89449, and the Ridge Crest 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 Crest dated April 25, 1989, recorded April 27, 1989 in Book 489 at Page 3383 as Document Number 200951, 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 2017-901636 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 on June 19, 2017 as Document Number 2017-900223, 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 CREST PROPERTY OWNERS'
ASSOCIATION, a Nevada non-profit corporation

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

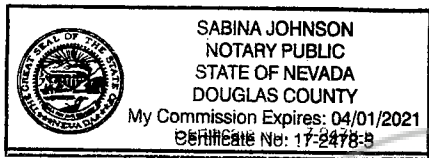


Kathleen Shoda, Authorized Signature

**DEED UPON LIEN
FORECLOSURE**

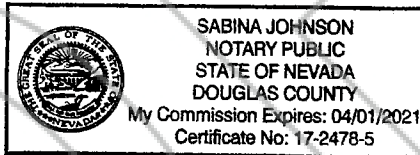
STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 11/11/17 by Kathleen Shoda as the authorized signer of Resort Realty LLC, a Nevada Limited Liability Company as Attorney-In-Fact for The Ridge Crest Property Owners' Association, a Nevada non-profit corporation.



Sabina Johnson

Notary Public



The Grantor Declares:

Grantee was the foreclosing Beneficiary; Consideration was \$ 52,188.84

Computed on the consideration or value of property conveyed.

Exhibit 'A'

Interval	OwnerName	Bid Amount	Unit	Use Year	Legal Desc. Exhibit	APN
49-305-47-01	AMUNDSON, Paul Davis & JOHNSON, Courtney Ann	\$2,734.31	305	Every	B	024
49-201-04-01	BAKER, Deborah S.	\$1,469.96	201	Every	B	010
49-101-41-01	COFFIN, Peter C. & Virginia G, Trustees of COFFIN FAMILY TRUST	\$1,476.97	101	Every	B	001
49-101-11-02	COFFIN, Peter C. & Virginia G.	\$1,476.97	101	Every	B	001
49-201-41-02	CONNELLY, Edwin J. & Jane Ann	\$1,476.97	201	Every	B	010
49-209-46-01	FRADE, Lynna M. & RODGERS, Gordon L.	\$1,476.97	209	Every	B	018
49-302-18-01	GARCIA, Juan & STRUBLE, Rodney E.	\$1,518.99	302	Every	B	020
49-301-21-01	GEISEN, Thomas M. and CAMMERT, Cheryl D.	\$1,498.24	301	Every	B	019
49-107-16-01	GILLUM, Brian K. & Beth Ann	\$11,909.43	107	Every	B	007
49-102-30-02	GRIFFIN, Linda M. & Vincent E.	\$1,392.93	102	Every	B	002
49-102-04-01	HUDSON, Scott Cameron & Kristina Lee	\$1,476.97	102	Every	B	002
49-101-39-72	HUGHES, Kathryn I. & Steven R.	\$1,476.96	101	Odd	C	001
49-209-09-01	JOHANNSEN, Kipp	\$1,455.69	209	Every	B	018
49-308-47-01	JUAREZ, Kathlene	\$1,455.69	308	Every	B	027
49-205-06-03	NORTHRUP, William Richard	\$1,455.69	205	Every	B	014
49-202-45-01	PAINTAL, Gurpal & Khushinder	\$1,505.92	202	Every	B	011
49-205-04-77	PIETZYK, Brian T. & Karen A. G., Trustees of the BRIAN T. PIETZYK AND KAREN A. PIETZYK TRUST	\$1,476.96	205	Odd	C	014
49-104-18-01	PORTER, Darren L. & Renee L.	\$2,731.56	104	Every	B	004
49-105-26-01	PRETE, Michael D. & Nancy H.	\$1,476.96	105	Every	B	005
49-101-13-01	REPH, Linda J.	\$1,455.69	101	Every	B	001
49-205-31-01	RUMERY, Raymond S. & Gwendolyn R.	\$2,376.57	205	Every	B	014
49-301-05-03	SMIDI, Cor & Betty	\$1,476.96	301	Every	B	019
49-104-39-01	STUBBLEFIELD, Robert J. & TORRES, Cheryl G.	\$1,476.96	104	Every	B	004
49-302-35-72	TEWS, Steve R. & Toni J.	\$1,476.96	302	Odd	C	020
49-304-44-01	WHITLEY, Henry & Alice T.	\$2,981.56	304	Every	B	022

EXHIBIT "B"

(49)

A timeshare estate comprised of:

PARCEL 1: An undivided 1/51st interest in and to that certain condominium estate described as follows:

- (A) An undivided 1/26th interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.
- (B) Unit No. <See Exhibit 'A'> as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 2: a non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 3: An exclusive right to the use of a 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" as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Crest project during said "USE WEEK" as more fully set forth in the CC&R's.

A Portion of APN: 1319-30-631-<See Exhibit 'A'>

EXHIBIT "C"

(49)

A timeshare estate comprised of:

PARCEL 1: An undivided 1/102nd interest in and to that certain condominium estate described as follows:

- (A) An undivided 1/26th interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.**
- (B) Unit No. <See Exhibit 'A'> as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.**

PARCEL 2: a non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 3: An exclusive right to the use of a 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 "ALTERNATE USE WEEK" within the <See Exhibit 'A'> -numbered years as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Crest project during said "ALTERNATE USE WEEK" as more fully set forth in the CC&R's.

A Portion of APN: 1319-30-631-<See Exhibit 'A'>

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 A ptn of 1319-30-631-001 (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 \$ 52,188.84
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value \$ 52,188.84
 Real Property Transfer Tax Due: \$ 204.75

- 4. If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
 5. Partial Interest: Percentage being transferred: _____ %

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: *Olivia Hannum, agent* Capacity: Grantor
Ridge Crest Property Owners' Assoc.

Signature: _____ Capacity: Grantee
Ridge Crest Property Owners' Assoc.

SELLER (GRANTOR) INFORMATION
 Ridge Crest Property
 Print Name: Owners' Assoc.
 Address: P.O. Box 5790
 City/State/Zip Stateline, Nevada 89449

BUYER (GRANTEE) INFORMATION
 Ridge Crest Property Owners'
 Print Name: 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 Crest FC
 Address: 3476 Executive Pointe Way #16
 City: Carson City State: NV Zip 89706