

**DEED UPON LIEN
FORECLOSURE**

DOUGLAS COUNTY, NV **2018-908869**
RPTT:\$370.50 Rec:\$35.00
\$405.50 Pgs=7 **01/08/2018 10:07 AM**
STEWART TITLE VACATION OWNERSHIP
KAREN ELLISON, RECORDER

RPTT: \$ 370.50

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 20, 2017, 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 27, 2017, as Document Number 2017-901915 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 29, 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 20, 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 June 26, 2017 as Document Number 2017-900484 in the 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.

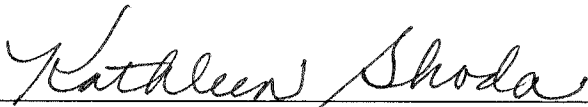
IN WITNESS WHEREOF, Grantor has caused this Deed to be executed in its name as of the day and year first above written.

Dated: November 1, 2017

Grantor

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

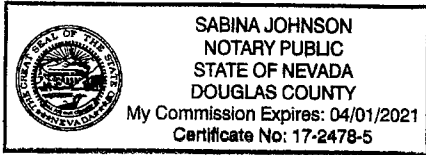
BY: Resort Realty LLC, a Nevada Limited Liability
Company, its Attorney-In-Fact


Kathleen Shoda, Authorized Signature

**DEED UPON LIEN
FORECLOSURE**

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 4/1/17 by Kathleen Shoda as the authorized signer of Resort Realty LLC, a Nevada Limited Liability Company as Attorney-In-Fact for The Ridge Tahoe Property Owners' Association, a Nevada non-profit corporation.



Sabina Johnson

Notary Public

The Grantor Declares:

- Grantee was the foreclosing Beneficiary; Consideration was ;
\$ 94,648.38

- Computed on the consideration or value of property conveyed.

Exhibit 'A'

| Acct. No. | Owner of Record | Legal Desc. Exhibit | Unit No. | Season | Last 3 Digits of APN | Bid Amount |
|--------------|---|---------------------|----------|--------|----------------------|------------|
| 34-013-17-01 | Jerry W. Adams, a single man | B | 013 | Prime | 014 | \$1,674.63 |
| 34-036-43-02 | Joslynn Banks and Daniel W. Banks, Husband and Wife as Joint Tenants with right of survivorship | B | 036 | Swing | 037 | \$1,544.65 |
| 34-009-11-02 | Faustino Bernadett and Linda Bernadett, and to the heirs and assigns of such Grantee forever | B | 009 | Prime | 010 | \$1,696.74 |
| 34-012-25-01 | Vera A. Bridge, an unmarried Woman | B | 012 | Prime | 013 | \$1,674.63 |
| 34-013-16-01 | Thomas Catania and Colleen Catania, Husband and Wife, as Joint Tenants with Full Rights of Survivorship | B | 013 | Prime | 014 | \$4,628.90 |
| 34-025-27-01 | Phillip M. Chun and Sun Myung Chun, Husband and Wife as Joint Tenants with Right of Survivorship | B | 025 | Prime | 026 | \$1,656.73 |
| 34-024-07-02 | Richard W. Dolnar and Carol A. Dolnar, husband and wife as joint tenants with right of survivorship | B | 024 | Prime | 025 | \$1,729.11 |
| 34-007-14-02 | Richard W. Dolnar and Carol A. Dolnar, husband and wife as joint tenants with right of survivorship | B | 007 | Prime | 007 | \$1,729.11 |
| 34-026-39-01 | Bonnie R. Estrada, a married woman | B | 026 | Swing | 027 | \$1,674.62 |
| 34-030-42-03 | Maria Isabel Gil Santos, a single woman | B | 030 | Swing | 031 | \$1,719.96 |
| 34-003-25-73 | Theode C. Langevin and Doris J. Langevin, Trustees, or their successors in trust, under the Langevin Family Trust, dated September 30, 2008 and any amendments thereto and Michael G. Gillette and Amy T. Lamb as joint tenants with rights of survivorship | C | 003 | Prime | 003 | \$1,718.84 |
| 34-002-44-72 | Stephen Goodson, an unmarried man and Dean Glass, a single man, together as joint tenants with right of survivorship | C | 002 | Swing | 002 | \$1,696.73 |
| 34-011-36-01 | Nathaniel Hagler and Evelyn Hagler, husband and wife as joint tenants with right of survivorship | B | 011 | Prime | 012 | \$1,696.73 |

Exhibit 'A'

| | | | | | | |
|--------------|--|---|-----|-------|-----|------------|
| 34-018-35-04 | David Lynn James II and Connie Sue James, Trustees of the David and Connie James Revocable Living Trust, dated September 16, 2005 | B | 018 | Prime | 019 | \$1,696.73 |
| 34-023-16-04 | Herman L. Johnson and Jacqueline Johnson, Husband and wife and Angella Clarke, an unmarried woman and Tyrone A. Johnson, an unmarried man and Krystal Johnson, an unmarried woman altogether as joint tenants with right of survivorship | B | 023 | Prime | 024 | \$1,763.06 |
| 34-020-12-02 | David G. Jones and Betty S. Jones, husband and wife as joint tenants with right of survivorship | B | 020 | Prime | 021 | \$1,696.73 |
| 34-009-42-04 | David G. Jones and Betty S. Jones, Trustees of the Jones Family Living Trust, dated September 24, 2001 | B | 009 | Swing | 010 | \$1,696.73 |
| 34-021-12-03 | KG Global Services, LLC, a Florida Corporation and Mary L. Diede, as their interests may appear | B | 021 | Prime | 022 | \$1,696.73 |
| 34-028-31-03 | Richard N. Kirby, a single man | B | 028 | Prime | 029 | \$1,674.62 |
| 34-003-09-71 | Michael E. Lewis and Zelma Lee Lewis, husband and wife as joint tenants with right of survivorship | C | 003 | Prime | 003 | \$1,950.37 |
| 34-009-31-72 | Michael K. Martin, a single man | C | 009 | Prime | 010 | \$1,718.84 |
| 34-028-18A | Dagoberto Martinez and Katie B. Martinez, husband and wife as joint tenants with right of survivorship | B | 028 | Prime | 029 | \$1,696.73 |
| 34-018-40-73 | Frank Munoz and Lilly Munoz, husband and wife as joint tenants with right of survivorship | C | 018 | Swing | 019 | \$1,700.11 |
| 34-003-23-71 | Joseph A. Paoloni and Margaret H. Paoloni, husband and wife as joint tenants with right of survivorship | C | 003 | Prime | 003 | \$1,696.73 |
| 34-027-50-01 | Larry Pereira and Frances Pereira, husband and wife as joint tenants with right of survivorship | B | 027 | Swing | 028 | \$1,696.73 |
| 34-010-44-01 | Stephen G. Phillips and Lisa R. Phillips, husband and wife as joint tenants with right of survivorship | B | 010 | Swing | 011 | \$1,712.86 |

Exhibit 'A'

| | | | | | | |
|--------------|---|---|-----|-------|-----|-------------|
| 34-010-23-02 | Marc Plotkin and Adrienne Plotkin, husband and wife as joint tenants with right of survivorship | B | 010 | Prime | 011 | \$2,892.27 |
| 34-036-37-74 | Julie Regan, an unmarried woman | C | 036 | Prime | 037 | \$1,571.33 |
| 34-029-07-01 | Deborah Ringchop and Stephen Ringchop, wife and husband as joint tenants with right of survivorship, and not as tenants in common | B | 029 | Prime | 030 | \$10,887.67 |
| 34-013-29-71 | Michael G. Sabus, a single man | C | 013 | Prime | 014 | \$1,723.42 |
| 34-019-25-72 | Doyle Stanfill and Gerri Stanfill, husband and wife as joint tenants with right of survivorship | C | 019 | Prime | 020 | \$1,674.62 |
| 34-021-48-71 | Larry White, Trustee, or his Successors in trust, under the Larry L. White Living Trust dated October 9, 1997 and Sunshine Clearing Service, LLC. | C | 021 | Swing | 022 | \$1,696.73 |
| 34-004-39-71 | Timeshare Trade Ins, LLC | C | 004 | Swing | 004 | \$1,674.62 |
| 34-035-37-01 | Glenn A. Tucker and Betty M. Tucker, husband and wife as joint tenants with right of survivorship, and not as tenants in common | B | 035 | Prime | 036 | \$1,544.64 |
| 34-032-50-01 | James M. Vreeland and Judith J. Vreeland, Trustees of the James M. Revocable Trust Agreement u/d November 24, 1999, co-tenants, as amended | B | 032 | Swing | 033 | \$1,696.73 |
| 34-001-39-01 | Charles E. Wagner and Shirley L. Wagner, husband and wife as joint tenants with right of survivorship, and not tenants in common | B | 001 | Swing | 001 | \$1,696.73 |
| 34-008-48-71 | Flossie A. Weaver, a single woman | C | 008 | Swing | 009 | \$1,674.62 |
| 34-023-17-71 | Kenton H. Weber, an unmarried man | C | 023 | Prime | 024 | \$1,561.12 |
| 34-005-49-03 | Glenn Leroy Wennen and Sandra Lisbeth Wennen | B | 005 | Swing | 005 | \$3,081.97 |
| 34-003-18-72 | Glenn L. Wennen and Sandra L. Wennen, husband and wife as joint tenants with right of survivorship | C | 003 | Prime | 003 | \$1,696.73 |
| 34-037-01A | Richard Dean Wickers | B | 037 | Prime | 038 | \$12,336.83 |

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 1319-30-724-002 (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 \$94,648.38
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value \$94,648.38
 Real Property Transfer Tax Due: \$370.50

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 Annunzio 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. 2017 Tower FC
 Address: 3476 Executive Pointe Way #16
 City: Carson City State: NV Zip 89706