

**DEED UPON LIEN
FORECLOSURE**

DOUGLAS COUNTY, NV
RPTT:\$331.50 Rec:\$35.00
\$366.50 Pgs=7
2018-910875
02/27/2018 01:25 PM
STEWART TITLE VACATION OWNERSHIP
KAREN ELLISON, RECORDER

RPTT: \$ 331.50

A Portion of APN: 1319-30-645-003

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 November 17, 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'> on August 21, 2017, as Document Number 2017-902930 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 October 27, 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 November 17, 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 No. 2017-901538 of official record 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: 2/23/18

Grantor

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

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



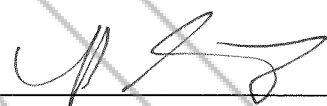
Sam Slack, Authorized Signature

**DEED UPON LIEN
FORECLOSURE**

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 2/23/18 by Sam Slack 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:

- Grantee was the foreclosing Beneficiary; Consideration was \$ 84,866.34
- Computed on the consideration or value of property conveyed.

Exhibit 'A'

Acct. No.	Owner of Record	Bid Amount	Legal Desc. Exhibit	Unit No.	Use Year
42-279-45-01	FRANCOIS L. AQUIN, an unmarried person	\$1,670.95	B	279	Annual
42-259-15-02	RICHARD W. BORST	\$1,929.33	B	259	Annual
42-256-02-01	CHARLES J. CLARK and KATE E. CLARK, husband and wife as joint tenants with right of survivorship	\$1,725.02	B	256	Annual
42-273-17-71	KENNETH C. CONLEY and FAYDENE CONLEY, husband and wife as joint tenants with right of survivorship	\$1,648.64	C	273	Odd
42-264-14-01	DAN N. CROSS	\$1,670.95	B	264	Annual
42-272-25-02	KAREN A. DOCHERTY, a single woman and DONALD PICKETT and MINA PICKETT, Trustees of the DONALD AND MINA PICKETT LIVING TRUST dated December 12, 1990	\$1,730.52	B	272	Annual
42-263-16-71	MARK R. FINK and ROXANNE FINK, husband and wife as joint tenants with right of survivorship	\$1,723.40	C	263	Odd
42-285-16-01	LYLE E. GEORGE and SUE GEORGE, husband and wife as joint tenants with right of survivorship	\$1,579.40	B	285	Annual
42-272-29-01	CLARK GOLDSTEIN and PATRICIA H. GOLDSTEIN, husband and wife as joint tenants with right of survivorship	\$1,708.83	B	272	Annual
42-258-48-02	WESLEY GREEN, J.D. and TAMMY GREEN, husband and wife as joint tenants with right of survivorship	\$1,692.64	B	258	Annual
42-256-46-01	THOMAS M. HARTNETT and ARLENE M. HARTNETT, husband and wife as joint tenants with right of survivorship	\$1,692.64	B	256	Annual
42-299-28-01	OLE HAYNES and JOYCE L. HAYNES, husband and wife as joint tenants with right of survivorship	\$1,692.64	B	299	Annual
42-293-40-01	DANIELLE HENDERSON, an unmarried woman	\$11,971.85	B	293	Annual
42-257-10-72	JEANNE A. HORVATH, a sole owner	\$1,657.71	C	257	Odd
42-301-06-72	RONDA L. HOWSER, an unmarried woman	\$3,694.09	C	301	Odd
42-294-48-72	ANGIE S. KARINO, a single woman	\$1,657.71	C	294	Odd

Exhibit 'A'

42-258-19-01	DONALD J. MADDUX and ARIZONA LEA MADDUX, husband and wife as joint tenants with right of survivorship	\$1,692.64	B	258	Annual
42-302-02-72	LEONARDO M. MARCELO and TERESITA Z. MARCELO, husband and wife as joint tenants	\$1,692.64	C	302	Odd
42-299-24-02	GARY E. MCKENNA and REBECCA L. MCKENNA, husband and wife as joint tenants as to an undivided 1/2 interest and CYNTHIA S. CAREY, a single woman and HAROLD COX, an unmarried man as joint tenants as to an undivided 1/2 interest	\$1,736.02	B	299	Annual
42-272-04-01	ELLIS T. MILANO and EDEL MAR E. MILANO, husband and wife as joint tenants with right of survivorship	\$1,692.64	B	272	Annual
42-281-04-72	MALMOEHAU MOA and LESIELI K. MOA, husband and wife as joint tenants with right of survivorship	\$1,614.70	C	281	Odd
42-287-19-01	MARIO FERNANDO MONTENEGRO and MARIA de CARMEN de MONTENEGRO, husband and wife as joint tenants with right of survivorship	\$1,782.50	B	287	Annual
42-286-05-02	ARCHIE L. NEVINS, a married man as his sole and separate property	\$1,826.05	B	286	Annual
42-275-15-02	JENNIFER H. NOLAN and DAVID P. NOLAN, wife and husband as joint tenants with right of survivorship	\$1,692.64	B	275	Annual
42-259-45-03	GERALD R. NOZIO and DOLORES NOZIO, husband and wife as joint tenants with right of survivorship	\$1,850.24	B	259	Annual
42-292-26-71	RUDY PAIVA and SHIRLEY PAIVA, husband and wife as joint tenants with right of survivorship	\$1,754.16	C	292	Odd
42-255-37-01	DANIEL PEREZ	\$6,784.23	B	255	Annual
42-295-34-01	JACK J. RAMOS and PATRICIA M. RAMOS, husband and wife as joint tenants with right of survivorship	\$1,850.24	B	295	Annual
42-290-13-01	ANTHONY ROSE	\$1,670.95	B	290	Annual
42-301-28-01	GREGORY T. RUDKIN, an unmarried man	\$1,828.55	B	301	Annual
42-263-40-71	WENDELIN S. SONNTAG, a single man	\$1,670.96	C	263	Odd
42-259-18-72	NANCY S. THORNER, an unmarried woman	\$1,828.56	C	259	Odd
42-260-08-01	KENNETH M. TUCKER, a married man as his sole as separate property	\$1,670.96	B	260	Annual

Exhibit 'A'

42-284-44-01	TUNKU MUDZAFFAR and TUNKU DARA NAQUIAH, husband and wife as joint tenants with right of survivorship	\$1,782.51	B	284	Annual
42-300-03-01	VAL W. VAUGHAN and JANET C. VAUGHAN, husband and wife as joint tenants with right of survivorship	\$1,692.65	B	300	Annual
42-271-08-01	STEVEN L. VICKS, an unmarried man	\$1,687.15	B	271	Annual
42-263-21-01	DEBORAH LYNN REISECK, a single woman	\$1,692.65	B	263	Annual
42-282-29-02	KIRK S. WHILLOCK and JUDY K. WHILLOCK, husband and wife as joint tenants with right of survivorship	\$2,233.73	B	282	Annual
42-271-35-01	ANDREW WON and ELAINE O'NEIL, husband and wife as community property with right of survivorship	\$1,692.65	B	271	Annual



EXHIBIT "B"

(42)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48^{ths} interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14th Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. <See Exhibit A> as shown and defined on said map; 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 Phase Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A Portion of APN: 1319-30-645-003

EXHIBIT "C"

(42)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48^{ths} interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14th Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. <See Exhibit 'A'> as shown and defined on said map; 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 Phase Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week every other year in <See Exhibit 'A'> -numbered years in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

A Portion of APN: 1319-30-645-003

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-645-003
- b) _____
- c) _____
- d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property

- a) Vacant Land
- b) Single Family Residence
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Commercial/Industrial
- g) Agricultural
- h) Mobile Home
- i) Other Timeshare

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (_____) \$84,866.34
 Transfer Tax Value \$84,866.34
 Real Property Transfer Tax Due: \$331.50

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: *Alita 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. 2017 Cascade
 Address: 3476 Executive Pointe Way #16
 City: Carson City State: NV Zip 89706