

1319-30-635-001 thru 004
APN# 1319-30-636-001 thru 004



KAREN ELLISON, RECORDER

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Default Judgment Quieting Title

Title of Document (required)

----- (Only use if applicable) -----

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DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

1 Case No. 18-CV-00065

2 Dept. No. I

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AUG 27 2018

Douglas County
District Court Clerk

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2018 AUG 27 PM 2:52

BOBBIE R. WILLIAMS
CLERK

A. NEWTON
BY _____ DEPUTY

6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF DOUGLAS

9 TAHOE VILLAGE CONDOMINIUMS
10 TIME SHARE OWNERS ASSOCIATION, a
Nevada non-profit corporation

**DEFAULT JUDGMENT
QUIETING TITLE**

11 Plaintiff,

12 vs.

13 HOLLY ELAINE EITEL AND SAMUEL
14 KENT EITEL; JERREL E. WOLFE AND
15 SUZANNE WOLFE; FRED W. KAHRER
16 AND IDA W. KAHRER; KEITH D. BULL
(deceased) AND DIANE J. BULL (deceased);
17 Q.M. CORPORATION, A NEVADA
18 CORPORATION; RENEE R. FRENCH;
19 BRENDA BARRY; KEVIN MARSEE AND
20 KAREN MARSEE; VETCARE INC; NILS
21 BO CHRISTENSEN AND SUSANNE JO
22 CHRISTENSEN; K.K. CHRISTENSEN AND
23 ELLEN CHRISTENSEN AS TRUSTEES OF
24 THE CHRISTENSEN FAMILY TRUST
25 DATED 4/27/84; BUNTORO ADI
26 SUGIANTO; SAUL I. ISRAEL AND
27 ELEANOR K. ISRAEL; JEFFREY D.
28 FERRIS AND KELLY J. FERRIS; ALFRED
S. NARANJO AND YESMIN B. NARANJO;
TIMESHARE SOLUTIONS, LLC, A
NEVADA LIMITED LIABILITY
COMPANY; ANTHONY S. RICKETTS;
LAUREN BREKKE RICKETTS;
BENJAMIN VITALE AND KATHY
VITALE; PAULA A. BERGSTRAND;
DANIEL C. WIENKER AND KIMBERLY
L. WIENKER; DAVID D. SODERLUND;
DEMPSTER BOLYD; BRUCE V. HAFER,
INDIVIDUALLY AND BRUCE V. HAFER,
TRUSTEE FOR EARL HAFER, JR.; BILLY
W. KELLER AND BARBARA A. KELLER,
AS TRUSTEES, OR THEIR SUCCESSORS,
IN TRUST. U/D/T DATED JANUARY 3.

ALLISON MacKENZIE, LTD.
402 North Division Street, P.O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918
E-Mail Address: law@allisonmackenzie.com

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402 North Division Street, P.O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918
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1 1989, F/B/O KELLER LIVING TRUST;
2 FRANCES R. CARPENTIER AND SIMONE
3 P. CARPENTIER; NEIL B. POOLE;
4 FREDRICK ZLOTNICK AND MELANY
5 ZLOTNICK; TWIN J. MOTORS, INC., A
6 CALIFORNIA CORPORATION; GLENN
7 WRENSCH (deceased) AND BARBARA
8 WRENSCH; CHRISTIE LOVE AND
9 KENNETH MITCHELL; GREGORY C.
10 POMPETTI AND MARY L. POMPETTI;
11 LARRY HELLER AND SHARON HELLER;
12 JAMES K IMES AND PARTICIA A. IMES;
13 JAMES L. WHITE; JAMES R. BROWN
14 AND DOROTHY N. BROWN, TRUSTEE
15 OF THE BROWN FAMILY TRUST, DATED
16 SEPTEMBER 17, 1991; JARED G MC
17 CLURE AND MARLENE JOY MC CLURE;
18 JARED G. MCCLURE AND MARLENE
19 MCCLURE AS TRUSTEES OF THE JARED
20 G. MCCLURE AND MARLENE MCCLURE
21 REVOCABLE TRUST DATED
22 NOVEMBER 27, 1996; JEFF AND JULIE
23 NEUBAUER TRUST; JEREMY SIMPSON;
24 JIM BRAITHWAITE; CALKINS FAMILY
25 TRUST, LLC, AN ALASKA LIMITED
26 LIABILITY COMPANY; LARSON
27 PHYSICAL THERAPY INC; JOHN H. GUY
28 AND MARY ANN GUY, TRUSTEES FOR
GUY FAMILY TRUST; MARILYN GRAY;
MARK BILGER AMY BILGER; ROBERT
ALBRIGHT AND DEBRA ALBRIGHT;
ROBERT G. CORENSON AND KATHLEEN
A. CORENSON; ROBERT VUKICH AND
SUSAN C. VUKICH; ROD IMES; ROMAR
OF CALIFORNIA, INC; CONEJO VALLEY
STAMP & COIN INC; MARTIN E.
ANDERSON; RONALD MUSE; SCOTT
WEAVER AND MILLIE WEAVER;
ABRAHAM NUNU; MICHAEL HODGES
AND LANA HODGES; GARY H. LONDON
AND MICHELE L. LONDON, CO-
TRUSTEES, U.T.D. AUGUST 14, 1991 and
SHARON L. GLASSMAN AND J.
GLASSMAN; WILLIAM R.
MCCOLLOUGH AND JOANNE C.
MCCOLLOUGH; THUY T. LE AND HUNG
MAI; CALLAHAN AND ZALINSKY
ASSOCIATES, LLC; J. JOSEPH FENTON;
YOUNG FAMILY TRUST; DANIEL L.
YOUNG; ALLEN YOUNG; STEVEN L.
SKLAR; MAY ANANICZ; ROBERT A.
GATLIN, TRUSTEE OF ROBERT A
GATLIN TRUST 1/7/87; RICHARD
GORDON MILLER AND MARILYN JO
POTTER; CHERYL VEDEL AND DEVON
BEAM; DARRELL BRADFORD AND

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1 BRADFORD ENTERPRISES; HE JA
2 MAKINO AND HIROSHI MAKINO;
3 JEANNE M. GEBLER; PAUL J. LISA AND
4 JOHANNA M. LISA, TRUSTEES OF THE
5 LISA FAMILY TRUST AGREEMENT
6 DATED JULY 22, 1989; SANDRA
7 LINDSTROM; JOHN TOFFLEMIRE AND
8 KATHY TOFFLEMIRE; CARL A.
9 JOHNSON; HARRY E. OWEN, DAN E.
10 OWEN AND ERNEST L. OWEN, A
11 PARTNERSHIP; MARY HIGUERA;
12 RAYMOND E. FINK AND PATRICIA
13 FINK, TRUSTEE OF THE FINK FAMILY
14 TRUST DATED JULY 28, 1994; BLUE
15 SKY; CHRISTOPHER JOHN PETERS AND
16 LENORE NAN JORGENSEN; STEVEN
17 RICHARD LARSEN; DAN E. COLLINS
18 AND MARILYN J. COLLINS; RJ
19 STURGEON AND KIM STURGEON;
20 DHARMESH S. PATEL; THERESE R.
21 LUZZI, TRUSTEE OF THE THERESE R.
22 LUZZI TRUST DATED 12/19/95; RYAN
23 BEACHUM; ESTHER KROOTH; JOSE
24 FERNANDO PENALOZA; FRANCIS T.
25 AND MARION F. SPOSATO; DARRELL
26 BRADFORD AND SOO J. BRADFORD
27 DBA BRADFORD ENTERPRISES; ALAN
28 Y. NAKAMURA AND JENNY T.
NAKAMURA; BARRY SIMPSON AND
SUSAN SIMPSON; BERTHA CLARK;
NANCY J. STRONG AND NANCY A.
MCDONALD; ROBERT B. HIGGINS AND
GEORGIA J. HIGGINS; JIM WHITE;
STEVE HAGAR; WARREN WASHINGTON
AND KEITH WASHINGTON; LAUREN
BREKKE RICKETTS; LINDA CATINA;
BENNIE F. RAPACON AND REGINA D.
RAPACON; SVWICH SANWONG AND
JOYCE SANWONG; GLORIA J.
HERNANDEZ; MAURICE Y. NGUYEN
AND LANCHI PHAM; MARY ANN
FRENCH AKA MARY ANN DELAINE;
MOUNTAIN VENTURES; MARYLL
STRICKLAND THOMPSON; THOMAS
GUTIERREZ AND ARLENE A
GUTIERREZ; JONATHAN G. STEIN AND
ALISON H. STEIN AND JOSEPH M.
JOHNSON AND REBECCA F. JOHNSON;
SYS ADMIN STAFF, INC.; DAN E. OWEN
AND NORENE A. OWEN; LARRY
LEEDOM AND KATHLEEN E. LEEDOM;
KATHY ALLEN; ROBERT E. LEFFLER;
TIRSA HATCH AND DOUGLAS
GWALTNEY; RICK V. HINRICHSEN;
RICK PURDY; BARBARA ANN BOBILA;
BARBARA ANN BOBILA-PECULIC:

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E-Mail Address: law@allisonmackenzie.com

1 BLANCHE JARRETT AND JONI A.
2 JARRETT; STEVEN W. GLENDE;
3 EDMUND H. CURRIDEN AND KATHRYN
4 M. CURRIDEN; and all other persons
5 unknown claiming any right, title, estate, lien,
6 or interest in the real property described in the
7 Complaint adverse to the ownership of
8 Plaintiff, or any cloud upon Plaintiff's title
9 thereto: and DOES I through XX.

10 This matter having been set for Hearing before this Court on August 27, 2018,
11 Plaintiff, TAHOE VILLAGE CONDOMINIUMS TIME SHARE OWNERS ASSOCIATION, a
12 Nevada non-profit corporation ("Plaintiff"), appearing by and through its attorney, JOAN C.
13 WRIGHT, of ALLISON MacKENZIE, LTD., and no Defendants having appeared in the action by
14 filing an Answer or other pleading, or appearing at the hearing; and their default having been
15 entered; due notice of which was proved; and no persons objecting; the Court having considered
16 evidence of witnesses, and the pleadings and papers on file herein; and it appearing that the
17 allegations of the Verified Complaint to Quiet Title are true, and good cause appearing, the Court
18 finds as follows:

19 That Plaintiff is entitled to have title quieted in it as against any interests of
20 Defendants in and to the real property located in the County of Douglas, State of Nevada, commonly
21 referred to as 348 Quaking Aspen Lane, Stateline, Nevada, and 360 Quaking Aspen Lane, Stateline,
22 Nevada, being Assessor's Parcel Numbers 1319-30-636-001 through 004 and 1319-30-635-001
23 through 004, and more particularly described as follows:

24 PARCEL 1

25 LEGAL DESCRIPTION OF TAHOE VILLAGE CONDOMINIUM 64

26 Being all of Units A-D and the Common Area as shown on the Map entitled
27 "Tahoe Village Condominium 64, being all of Lot 64, located in Tahoe Village
28 Subdivision, Unit No. 1" filed for record in the office of the County Recorder of
Douglas County, Nevada on November 12, 1974, in Book 1174 Maps, at Page
260, as File No. 76343.

AND

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E-Mail Address: law@allisonmackenzie.com

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PARCEL 2

LEGAL DESCRIPTION OF TAHOE VILLAGE CONDOMINIUM 67

Being all of Units A-D and the Common Area as shown on the Map entitled "Tahoe Village Condominium 67, being all of Lot 67, located in Tahoe Village Subdivision, Unit No. 1" filed for record in the office of the County Recorder of Douglas County, Nevada on November 12, 1974, in Book 1174 Maps, at Page 260, as File No. 76343.

(the "Project").

That the Court has considered the evidence as against all Defendants, and all persons claiming under them, from asserting any adverse claim to Plaintiff's title to said Project for any reason, that the Court has reviewed the evidence and finds that the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Time Sharing Ownership within Tahoe Village Condominiums, A Condominium Project Tahoe Village Unit No. 1 ("Declaration") attached to the Complaint was validly adopted by the owners in good standing and that the Board of Directors may convey title to either or both lots in the Project on behalf of all owners as provided therein.

NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED AND JUDGMENT ENTERED AS FOLLOWS:

1. That title is quieted in Plaintiff as against all interests of Defendants in and to the real property located in the County of Douglas, State of Nevada, commonly referred to as 348 Quaking Aspen Lane, Stateline, Nevada, and 360 Quaking Aspen Lane, Stateline, Nevada, being Assessor's Parcel Numbers 1319-30-636-001 through 004 and 1319-30-635-001 through 004, and more particularly described as follows:

PARCEL 1

LEGAL DESCRIPTION OF TAHOE VILLAGE CONDOMINIUM 64

Being all of Units A-D and the Common Area as shown on the Map entitled "Tahoe Village Condominium 64, being all of Lot 64, located in Tahoe Village Subdivision, Unit No. 1" filed for record in the office of the County Recorder of Douglas County, Nevada on November 12, 1974, in Book 1174 Maps, at Page 260, as File No. 76343.

AND

1 PARCEL 2

2 LEGAL DESCRIPTION OF TAHOE VILLAGE CONDOMINIUM 67

3 Being all of Units A-D and the Common Area as shown on the Map entitled
4 "Tahoe Village Condominium 67, being all of Lot 67, located in Tahoe Village
5 Subdivision, Unit No. 1" filed for record in the office of the County Recorder of
6 Douglas County, Nevada on November 12, 1974, in Book 1174 Maps, at Page
7 260, as File No. 76343.

8 (the "Project").

9 2. That Defendants, each of them, and all other persons unknown claiming any
10 right, title, estate, lien, or interest in the real property described in the Complaint adverse to the
11 ownership of Plaintiff, or any cloud upon title thereto, claiming rights in the Property, are
12 permanently enjoined from asserting any adverse claim to Plaintiff's title to, or interest in, said
13 Property.

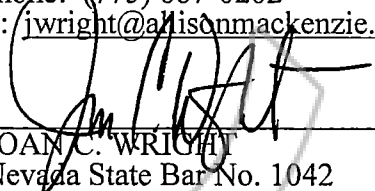
14 3. That the Declaration was validly amended by the owners in good standing
15 other than Defendants and the Board of Directors may convey title to either Lot 64 and Lots 67 or
16 both Lots as provided therein on behalf of all owners.

17 DONE IN OPEN COURT this 27 day of August, 2018.

18 
19 DISTRICT JUDGE

20 Submitted by:

21 ALLISON MacKENZIE, LTD.
22 402 North Division Street
23 Carson City, NV 89703
24 Telephone: (775) 687-0202
25 Email: jwright@allisonmackenzie.com

26 By: 
27 JOAN C. WRIGHT
28 Nevada State Bar No. 1042

Attorneys for Plaintiff,

4822-1320-4328, v. 1

ALLISON MacKENZIE, LTD.
402 North Division Street, P.O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918
E-Mail Address: law@allisonmackenzie.com

COPY

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE 8-27-18

BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By ANOMMA Deputy