

**DEED UPON LIEN
FORECLOSURE**

DOUGLAS COUNTY, NV **2018-922377**
RPTT:\$386.10 Rec:\$35.00
\$421.10 Pgs=7 11/19/2018 09:17 AM
STEWART TITLE VACATION OWNERSHIP
KAREN ELLISON, RECORDER

RPTT: \$ 386.10

A Portion of APN: 1319-30-643-<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 November 9, 2018, 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 13, 2018, as Document Number 2018-917995 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 November 15, 2018, 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 9, 2018, 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 11, 2018 as Document No. 2018-916617 of 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: October 5, 2018

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

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

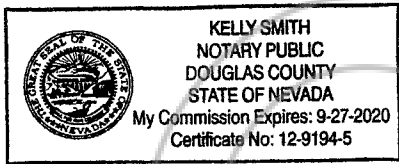



Sam Slack; Authorized Signature

**DEED UPON LIEN
FORECLOSURE**

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on OCTOBER 5th, 2018 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 ;
\$ 98,741.70

Computed on the consideration or value of property conveyed.

Exhibit 'A'

Acct. No.	Vesting	Bid Amt	Legal Desc. Exhibit	Unit	Use Year	Last 3 Digits of APN
28-013-09-01	GILBERT T. ALVAREZ and VELMA ALVAREZ, husband and wife as joint tenants with right of survivorship	\$1,758.72	B	013	Every	016
28-040-15-01	STEVEN R. BARNES, a single person	\$1,734.94	B	040	Every	048
28-001-05-82	JOHN BENSON and DARLENE BENSON, Husband & Wife as Joint Tenants with Right of Survivorship	\$1,758.72	C	001	Even	001
28-010-04-81	STEPHANIE BIRCHMAN, A single woman, and HOWARD D. WIXSON JR. and WANDA C. WIXSON, Trustees of the HOWARD D. WIXSON JR and WANDA C. WIXSON 1996 REVOCABLE TRUST, Dated August 23, 1996	\$1,459.50	C	010	Even	011
28-027-36-02	RANDELL CARRAHER and HEATHER CARRAHER, husband and wife as joint tenants with right of survivorship	\$1,758.72	B	027	Every	032
28-017-46-01	ALEXANDRU COLEY	\$1,752.91	B	017	Every	020
28-016-11-81	RUSSELL CORLEY and MARTITA CORLEY, husband and wife as joint tenants with right of survivorship	\$1,758.71	C	016	Even	019
28-010-51-81	GILBERT DARDAR and DOREEN LOPEZ DARDAR, husband and wife as joint tenants with right of survivorship	\$1,758.71	C	010	Even	011
28-048-07-81	DEWEY LAKE PROPERTIES, LLC, a limited liability company	\$1,734.93	C	048	Even	056
28-011-26-03	E.G. DOCKRELL and C.A. DOCKRELL, Husband and Wife as Joint Tenants with Right of Survivorship	\$1,597.85	B	011	Every	012
28-035-49-01	E.G. DOCKRELL and C.A. DOCKRELL, husband and wife as joint tenants with right of survivorship	\$1,758.71	B	035	Every	042
28-025-22-01	ALFONSO ELIZARRARAS and VICTORIA CERDA de ELIZARRARAS, husband and wife as joint tenants with right of survivorship	\$1,758.71	B	025	Every	030
28-040-44-01	JOE GALANTE and JULIE GALANTE, husband and wife as joint tenants with right of survivorship	\$3,022.22	B	040	Every	048
28-037-28-82	JUAN GARCIA, an unmarried man	\$1,716.95	C	037	Even	044
28-044-18-01	JAMES H. GARVINE JR. and MARY CATHERINE GARVINE, husband and wife as joint tenants with right of survivorship	\$1,337.82	B	044	Every	052
28-023-28-01	CASEY A. GIBSON, a single man	\$1,734.93	B	023	Every	028
28-047-51-01	CHARLES S. GOODWIN and BEVERLY A. GOODWIN, husband and wife as joint tenants with right of survivorship	\$1,758.71	B	047	Every	055
28-009-47-81	EUNICE HANDLOSER, Widow	\$1,734.93	C	009	Even	010
28-019-27-01	DWIGHT F. HANSON, a single man and GINA M. VILLALOBOS, a single woman together as joint tenants with right of survivorship	\$3,082.06	B	019	Every	024

Exhibit 'A'

28-025-10-81	ARMANDO HERNANDEZ and IRENE T. HERNANDEZ, husband and wife as joint tenants with right of survivorship	\$1,758.71	C	025	Even	030
28-002-11-01	JORGE HERNANDEZ and MA. CONCEPCION RAMIREZ, husband and wife and CLAUDIA HERNANDEZ a single woman and JORGE A. HERNANDEZ, a single man altogether as joint tenants with right of survivorship	\$1,805.84	B	002	Every	002
28-007-37-71	JB PAINTING AND DRYWALL SERVICES, LLC, a Florida Corporation	\$3,959.81	C	007	Odd	008
28-004-04-01	WARREN L. JOHNSON AND SHERRAN K. JOHNSON, as TRUSTEES of the JOHNSON FAMILY TRUST	\$3,706.86	B	004	Every	004
28-031-08-01	LOUISE M. JONES, an unmarried woman	\$1,734.93	B	031	Every	038
28-006-02-01	HERMAN JOOR and THEODORA JOOR, husband and wife as joint tenants with right of survivorship	\$1,758.71	B	006	Every	006
28-029-18-01	JOHN B. LEGLER and D. ELIZABETH LEGLER, husband and wife as joint tenants with right of survivorship	\$1,758.71	B	029	Every	036
28-020-42-85	SATYASHREE MAHAPATRA and DEEPA GOPALA, husband and wife as joint tenants	\$1,758.71	C	020	Even	025
28-031-14-81	PETER MANN and MAUREEN MANN, Husband and Wife as Joint Tenants with Right of Survivorship	\$1,758.71	C	031	Even	038
28-050-23-02	RICHARD B. MARILL, D.D.S., an unmarried man	\$1,734.93	B	050	Every	058
28-002-03-01	ANNETTE DION MCGOWAN, sole owner	\$1,734.93	B	002	Every	002
28-034-23-02	NEAL MICHAEL NACHMAN and ELIZABETH STOKES, Husband and Wife as Joint Tenants with Right of Survivorship	\$1,758.71	B	034	Every	041
28-030-24-01	RUSSELL L. OUTLAW and MARY ANN OUTLAW, as joint tenants with Right of Survivorship	\$1,758.71	B	030	Every	037
28-026-50-01	SAMUEL C. PANNELL and BONNIE J. PANNELL, husband and wife as joint tenants with right of survivorship	\$1,758.71	B	026	Every	031
28-013-22-01	MICHAEL PANZARELLA	\$1,734.93	B	013	Every	016
28-021-42-01	IN HO PARK and NINA J. PARK, husband and wife as joint tenants with right of survivorship	\$1,758.71	B	021	Every	026
28-031-11-81	ERWIN N. PEREZ and ELIZABETH FERRER-PEREZ, husband and wife as joint tenants with right of survivorship	\$1,758.71	C	031	Even	038
28-048-06-01	JOSEPH PRICE AND JAIME PRICE, husband and wife as joint tenants with right of survivorship	\$1,758.71	B	048	Every	056
28-019-48-01	WALDEMAR PRZYBOROWSKI and ALINA PRZYBOROWSKI, husband and wife as joint tenants with right of survivorship	\$1,758.71	B	019	Every	024

Exhibit 'A'

28-001-49-01	EDDIE J RAVON and SADIE M. RAVON, husband and wife as joint tenants with right of survivorship	\$1,758.71	B	001	Every	001
28-033-30-02	ROBERT C. SHAW and CAROLE R. SHAW, Husband and Wife as Joint Tenants	\$1,758.71	B	033	Every	040
28-024-19-01	JOSEPH STEGMAYER, an unmarried man	\$1,734.93	B	024	Every	029
28-005-29-01	MARK KEVIN STOELTJE and wife, MELISSA FLETCHER STOELTJE	\$1,758.71	B	005	Every	005
28-002-19-81	The BOEREMA FAMILY TRUST	\$1,734.93	C	002	Even	002
28-037-51-02	TIMESHARE TRADE INS, LLC	\$1,734.93	B	037	Every	044
28-028-20-01	CHERYLE G. TKACH, an unmarried woman	\$3,525.65	B	028	Every	033
28-003-25-82	DAVID TOMPKINS and KIMBERLY TOMPKINS, husband and wife as joint tenants with right of survivorship	\$1,758.71	C	003	Even	003
28-050-36-01	WILLIAM D. WENBERG and RHONDA WENBERG, husband and wife as joint tenants with right of survivorship	\$1,758.71	B	050	Every	058
28-036-12-01	WARREN R. WHEELOCK and MELISSA WHEELOCK, Husband and Wife as Joint Tenants with Right of Survivorship	\$1,758.71	B	036	Every	043
28-022-42-81	CLYDE WILSON, a single man	\$1,734.93	C	022	Even	027
28-047-40-82	MARK R. WILSON and JENNIFER A. WILSON, husband and wife as joint tenants with right of survivorship	\$1,758.71	C	047	Even	055
28-044-14-01	JEFFREY C. WINKLER, a single man	\$1,734.93	B	044	Every	052
28-040-25-01	CAROLINE L. YACOB, a widow	\$1,734.93	B	040	Every	048

EXHIBIT "B"

(28)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 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 1 through 50 (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 Six, recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, 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 Lot 28 only, for one week each year in accordance with said Declarations.

A Portion of APN: 1319-30-643-<See Exhibit 'A'>

EXHIBIT "C"

(28)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 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 1 through 50 (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 Six, recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, 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 28 only, for one week every other year in <See Exhibit 'A'> - numbered years in accordance with said Declarations.

A Portion of APN: 1319-30-643-<See Exhibit 'A'>

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-643-001
(See Legal Descriptions for all
- b) APN's)
- 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

	<u>\$98,741.70</u>
Deed in Lieu of Foreclosure Only (Value of Property) (_____)	
Transfer Tax Value	<u>\$98,741.70</u>
Real Property Transfer Tax Due:	<u>\$386.10</u>

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: *[Signature]* Capacity: Agent

Signature: _____ Capacity: _____

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. 2018 Terrace FC
Address: 3476 Executive Pointe Way #16
City: Carson City State: NV Zip 89706