

DOUGLAS COUNTY, NV      **2018-922783**  
RPTT:\$395.85 Rec:\$35.00  
\$430.85      Pgs=8      11/26/2018 11:19 AM  
STEWART TITLE VACATION OWNERSHIP  
KAREN ELLISON, RECORDER

**DEED UPON LIEN  
FORECLOSURE**

RPTT: \$ 395.85

A Portion of APN: 1319-30-644-<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 16, 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 20, 2018, as Document Number 2018-918254 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 25, 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 16, 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 19, 2018 as Document No. 2018-916907 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

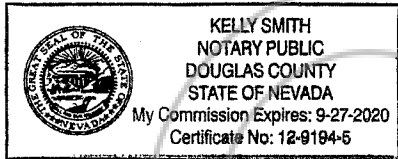
BY: Resort Realty LLC, a Nevada Limited Liability  
Company, its Attorney-In-Fact

  
\_\_\_\_\_  
Sam Slack, Authorized Signature

**DEED UPON LIEN  
FORECLOSURE**

STATE OF NEVADA            )  
  )    SS  
COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on OCTOBER 5<sup>TH</sup> 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 ;  
\$101,179.58
- Computed on the consideration or value of property conveyed.

Exhibit 'A'

Acct. No.	Vesting	BID Amt	Legal Desc. Exhibit	Unit	Season	Last 3 Digits of APN
37-203-51-81	ROSA ABBULONE and ROSOLINO ABBULONE, wife and husband as joint tenants with right of survivorship	\$2,190.22	C	203	Swing	114
37-040-47-01	RALPH W. ANDERSON and DOLORES ANDERSON, husband and wife as community property	\$1,765.75	B	040	Swing	002
37-056-24-01	KENNETH W. ANDERSON and JOAN ANDERSON, husband and wife as joint tenants with right of survivorship	\$1,765.75	B	056	Prime	021
37-160-43-81	STEVEN ANDERSON and TERESA L. ANDERSON, husband and wife as joint tenants with right of survivorship	\$1,765.75	C	160	Swing	069
37-179-05-02	AYERS GEAR & MACHINE, INC., an Arizona corporation	\$2,032.96	B	179	Prime	089
37-203-22-01	JOHN J. BANCHETTI and JEAN M. BANCHETTI, husband and wife as joint tenants with right of survivorship	\$1,765.75	B	203	Prime	114
37-171-24-82	MANUEL G. BANUELOS, an unmarried man and MARY L.C. GARCIA, an unmarried woman together as joint tenants with right of survivorship	\$1,765.75	C	171	Prime	080
37-186-11-01	TED L. BOYSAW and YOLANDE BOYSAW, husband and wife as joint tenants with right of survivorship	\$1,765.75	B	186	Prime	096
37-064-43-81	GILBERT BREIPOHL and BARBARA J. BREIPOHL, as Trustees of the GILBERT BREIPOHL AND BARBARA J. BREIPOHL REVOCABLE TRUST dated OCTOBER 17, 1991	\$1,765.75	C	064	Swing	029
37-078-32-02	ERIC BYRD, a Married Man, as Sole and Separate Property	\$1,741.98	B	078	Prime	045
37-157-45-82	DONALD W. CARNAHAN, an unmarried man and SUE A. DUROCHE, an unmarried woman together as Joint Tenants with right of survivorship	\$1,765.75	C	157	Swing	065
37-173-26-01	WANDA CASTOR, A sole owner	\$1,741.98	B	173	Prime	082
37-165-45-81	JONATHAN CHATWOOD	\$1,741.98	C	165	Swing	074
37-163-50-82	CREST LIMOUSIN RANCH, INC., A Nevada Corporation	\$1,813.29	C	163	Swing	072
37-170-12-01	THOMAS A. CROSBY and ANNE E. CROSBY, Trustees of THE CROSBY 2015 REVOCABLE TRUST, under instrument dated November 12, 2015	\$1,765.75	B	170	Prime	079
37-181-37-81	THERESA M. DAVID, an unmarried woman	\$1,741.98	C	181	Prime	091
37-148-03-01	WALTER J. DE BLAUW AND JOYCE DE BLAUW, TRUSTEES OF THE WALTER AND JOYCE DE BLAUW FAMILY TRUST DATED JUNE 20, 1990	\$1,765.75	B	148	Prime	056

Exhibit 'A'

37-061-05-03	KEITH DEMELL and DOROTHY J. DEMELL, husband and wife as joint tenants with right of survivorship	\$1,765.75	B	061	Prime	026
37-174-05-01	NANCY C. DETURK, Trustee under agreement dated November 15, 1985, entitled the NANCY C. DETURK REVOCABLE TRUST	\$1,741.98	B	174	Prime	083
37-070-32-01	ALICE DICKERSON and HOWARD DICKERSON, Trustee or Successor Trustee(s) of the ALICE DICKERSON TRUST, dated June 23, 1999	\$2,731.32	B	070	Prime	037
37-076-40-01	TIMOTHY D. DILLON and DAWN R. DILLON, husband and wife as joint tenants with right of survivorship	\$1,765.75	B	076	Swing	043
37-171-36-01	DONALD J. DONAHUE and CAROL ANN DONAHUE, husband and wife as joint tenants with right of survivorship	\$1,765.75	B	171	Prime	080
37-079-42-82	ANNE H. DUFFY, a single female	\$1,741.98	C	079	Swing	046
37-143-17-83	PAUL DUNN and DOLORES B. DUNN, husband and wife as joint tenants with right of survivorship	\$1,765.75	C	143	Prime	051
37-160-01-03	RONALD FREDERICK and DARLYNN FREDERICK, husband and wife as joint tenants with right of survivorship	\$1,478.45	B	160	Prime	069
37-044-45-81	KENNETH J. FREIDEL and LORETTA I. FREIDEL, husband and wife as joint tenants with right of survivorship	\$1,765.75	C	044	Swing	006
37-072-50-01	MIKE L. GIBBS and TAMI L. GIBBS, husband and wife as joint tenants with right of survivorship	\$9,169.93	B	072	Swing	039
37-169-20-81	CARL L. GILMAN, JR., an unmarried man	\$1,685.58	C	169	Prime	078
37-044-49-02	HARVEY GOLDBERG and MARY GOLDBERG, husband and wife as Community Property with Right of Survivorship	\$1,765.76	B	044	Swing	006
37-164-13-01	MARGARET E. GONG, a single woman	\$1,741.99	B	164	Prime	073
37-070-08-01	ALAN C. GREIG	\$1,741.99	B	070	Prime	037
37-076-37-02	LAWRENCE G. GROESBECK and VIRGINIA M. GROESBECK, husband and wife as joint tenants as to an undivided 1/2 interest and REINHART JUNG and VICKI M. JUNG, husband and wife as joint tenants as to an undivided 1/2 interest	\$1,813.30	B	076	Prime	043
37-155-21-01	THOMAS M. HALWAX and SHERYL L. HALWAX, husband and wife as joint tenants with right of survivorship	\$1,765.76	B	155	Prime	063
37-059-46-81	TOMMY D. HARTMAN and HAZEL B. HARTMAN, husband and wife as joint tenants with right of survivorship	\$1,765.76	C	059	Swing	024
37-051-49-81	MARK HAVENER and ERIKA L. HAVENER, husband and wife as joint tenants with right of survivorship	\$1,765.76	C	051	Swing	014
37-046-27-81	JOSHUA R. HEINS and MARY E. HEINS, husband and wife as joint tenants with right of survivorship	\$1,765.76	C	046	Prime	008

Exhibit 'A'

37-175-05-01	WILLIAM M. HENDERSON and TERRY P. HENDERSON, husband and wife as joint tenants with right of survivorship	\$1,765.76	B	175	Prime	085
37-201-23-01	GARY V. HUNTER and MARIETTA T. HUNTER, Husband and Wife as Joint Tenants	\$2,845.76	B	201	Prime	112
37-153-38-01	JAMIE INCE and DUANE INCE	\$3,755.51	B	153	Swing	061
37-177-44-81	PAUL JACKSON, JR. and REBECCA M.R. JACKSON, husband and wife as joint tenants with right of survivorship	\$1,478.26	C	177	Swing	087
37-075-46-01	WILLIAM H. JONES and EILEEN Y. JONES, Husband and Wife as Joint Tenants with Right of Survivorship	\$1,783.07	B	075	Swing	042
37-077-51-01	WESTON R. JONES and MARILYNN J. JONES, husband and wife as community property	\$1,765.76	B	077	Swing	044
37-159-07-02	PETER KONDILAS, an unmarried man	\$1,741.99	B	159	Prime	068
37-054-05-02	ROLAND S. KREVITT and SUSAN M. KREVITT, as Trustees of THE KREVITT FAMILY TRUST dated January 13, 2006, as Community Property	\$1,765.76	B	054	Prime	017
37-048-21-01	REGAN B. KUSMES, an unmarried man	\$1,741.99	B	048	Prime	011
37-204-15-81	VICTOR LAMAR and ROSEMARIE LAMAR, husband and wife as joint tenants with right of survivorship	\$1,765.76	C	204	Prime	115
37-167-48-82	PATRICIA ANN LEACH, a widow	\$1,741.29	C	167	Swing	076
37-141-43-81	SHERMAN LEE and DANIELLE LEE, husband and wife as Community Property with Right of Survivorship	\$1,765.76	C	141	Swing	048
37-202-50-81	JAMES A. LEVINS and MARTHA C. LEVINS, husband and wife as joint tenants with right of survivorship	\$1,765.76	C	202	Swing	113
37-162-12-05	KRIZIA B. TYBORSKI, a single woman	\$1,622.49	B	162	Prime	071
37-170-05-72	VINCENT K. YUEN	\$1,708.70	D	170	Prime	079



**EXHIBIT "B"**

(37)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106<sup>th</sup> interest in and to Lot 37 as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> 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 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; 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 Phase Five recorded August 18, 1988, as Document No. 184461, as amended, 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 37 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: 1319-30-644-<See Exhibit 'A'>

**EXHIBIT "C"**

**(37)**

**An undivided 1/102<sup>nd</sup> interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106<sup>th</sup> interest in and to Lot 37 as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> 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 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; 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 Phase Five recorded August 18, 1988, as Document No. 184461, as amended, 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 37 only, for one week every other year in the Even -numbered years in the <See Exhibit 'A'> "Season" as defined in and in accordance with said Declarations.**

**A Portion of APN: 1319-30-644-<See Exhibit 'A'>**

**EXHIBIT "D"**

**(37)**

An undivided 1/102<sup>nd</sup> interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106<sup>th</sup> interest in and to Lot 37 as shown on Tahoe Village Unit No. 3 - 13<sup>th</sup> 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 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; 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 Phase Five recorded August 18, 1988, as Document No. 184461, as amended, 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 37 only, for one week every other year in the Odd -numbered years in the <See Exhibit 'A'> "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-644-<See Exhibit 'A'>



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) A ptn of 1319-30-644-002  
(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

	\$101,179.58
Deed in Lieu of Foreclosure Only (Value of Property) ( _____ )	
Transfer Tax Value	\$101,179.58
Real Property Transfer Tax Due:	\$395.85

**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:  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 Plaza 1 FC  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip 89706