

**DEED UPON LIEN  
FORECLOSURE**

DOUGLAS COUNTY, NV      **2018-923311**  
RPTT:\$347.10 Rec:\$35.00  
\$382.10      Pgs=9      **12/07/2018 10:00 AM**  
STEWART TITLE VACATION OWNERSHIP  
KAREN ELLISON, RECORDER

RPTT: \$ 347.10

A Portion of APN: 1319-30-644-<See Exhibit 'A'>  
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 30, 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 September 6, 2018, as Document Number 2018-919281 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 10, 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 30, 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 August 3, 2018 as Document No. 2018-917635 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 9, 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

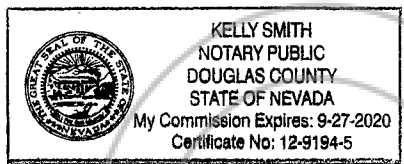



Sam Slack, Authorized Signature

**DEED UPON LIEN  
FORECLOSURE**

STATE OF NEVADA            )  
  )    SS  
COUNTY OF DOUGLAS        )

This instrument was acknowledged before me on OCTOBER 9<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:  
  X   Grantee was the foreclosing Beneficiary; Consideration was ;  
      \$88,816.17  
  X   Computed on the consideration or value of property conveyed.

Exhibit 'A'

| Acct. No.    | Vesting  | Bid Amt    | Legal Desc. Exhibit | Unit | Season | Last 6 Digits of APN |
|--------------|--|------------|---------------------|------|--------|----------------------|
| 37-057-33-03 | ELEANOR V. CANDELARIA, an unmarried woman  | \$1,766.72 | B                   | 057  | Prime  | 022                  |
| 37-189-33-83 | CAROLINE C. CATALAN, a single woman and SCOTT W. WILLIAMSON, a single man together as joint tenants with right of survivorship   | \$1,790.92 | D                   | 189  | Prime  | 099                  |
| 37-186-43-71 | JAMES ROBERT LOONEY JR. & DONNA LYNNE LOONEY, husband and wife as joint tenants with right of survivorship   | \$1,566.52 | C                   | 186  | Swing  | 096                  |
| 37-150-22-02 | M. KIMBERLY LOUD, a single woman and LYNICE MARIE PINKARD, a single woman together as joint tenants with right of survivorship   | \$1,790.92 | B                   | 150  | Prime  | 058                  |
| 37-186-29-81 | LUPE LUEVANO JR. and DELMA LUEVANO, husband and wife as joint tenants with right of survivorship   | \$1,790.92 | D                   | 186  | Prime  | 096                  |
| 37-046-41-01 | JESSICA ANN LYNN, a single woman   | \$1,766.72 | B                   | 046  | Swing  | 008                  |
| 37-156-18-81 | KIRK MANSFIELD & CHRISTINE MANSFIELD   | \$1,790.92 | D                   | 156  | Prime  | 064                  |
| 37-155-42-81 | LUCIANO E. MATEO, JR. and FELLISSA S. MATEO, husband and wife as joint tenants with right of survivorship  | \$1,429.78 | D                   | 155  | Swing  | 063                  |
| 37-065-32-82 | ALBERT C. MATHEWSON, a married man as his sole and separate property, STANLEY CREBASSA, a married man as his sole and separate property and MIKE FERWEDA, a single man | \$1,815.12 | D                   | 065  | Prime  | 030                  |
| 37-158-41-01 | JOSHUA H. MATTHEWS and ELIZABETH C. MATTHEWS, as joint tenants with right of survivorship, and not tenants in common   | \$1,961.73 | B                   | 158  | Swing  | 066                  |
| 37-080-10-82 | MAUREEN MCGRATH, an unmarried woman  | \$1,766.72 | D                   | 080  | Prime  | 047                  |
| 37-066-49-81 | MELANIE MCLAREN-GARCIA and ROGELIO GARCIA, wife and husband as joint tenants with right of survivorship  | \$1,790.92 | D                   | 066  | Swing  | 031                  |
| 37-074-38-03 | RODNEY C. MEHL and his spouse DARCY L. MEHL, as Trustees of the ROD AND DARCY MEHL FAMILY TRUST  | \$1,790.92 | B                   | 074  | Swing  | 041                  |
| 37-164-24-81 | ROBERT MELTZER, a single man and LINDSEY MELTZER, a single woman   | \$1,779.70 | D                   | 164  | Prime  | 073                  |
| 37-161-01-01 | BEN T. MIYAHARA and FLORENCE U. MIYAHARA, husband and wife as joint tenants with right of survivorship   | \$1,790.92 | B                   | 161  | Prime  | 070                  |
| 37-192-15-82 | MICHAEL R. MORROW and SUE G. MORROW, husband and wife as joint tenants with right of survivorship  | \$1,788.62 | D                   | 192  | Prime  | 103                  |
| 37-141-30-81 | DONALD R. MURRAY and MARY M. MURRAY, husband and wife as joint tenants with right of survivorship  | \$1,790.92 | D                   | 141  | Prime  | 048                  |

Exhibit 'A'

|              |  |            |   |     |       |     |
|--------------|--|------------|---|-----|-------|-----|
| 37-196-31-03 | LYNN GEORGE MUTH and HEIDI ANN MUTH, Husband and Wife as Joint Tenants with Right of Survivorship  | \$3,746.93 | B | 196 | Prime | 107 |
| 37-068-33-01 | NEIL M. NAGHMAN, a single man, as Sole and Separate Property   | \$2,185.50 | B | 068 | Prime | 035 |
| 37-151-25-81 | JESSE C. NEWMAN and NATIVIDAD F. NEWMAN, husband and wife as joint tenants with right of survivorship  | \$1,400.09 | D | 151 | Prime | 059 |
| 37-052-30-01 | RICK NICOLINI and MARY ELLEN NICOLINI, husband and wife as joint tenants with right of survivorship  | \$1,790.92 | B | 052 | Prime | 015 |
| 37-068-34-81 | WILFRED H. OSWALD and MELBA OSWALD, husband and wife as joint tenants with right of survivorship   | \$1,790.92 | D | 068 | Prime | 035 |
| 37-203-33-81 | DAVID J. PASQUINELLI and JOYCE R. PASQUINELLI, Trustees of the "THE DAVID J. PASQUINELLI and JOYCE R. PASQUINELLI REVOCABLE TRUST" Dated August 28, 2003 | \$1,790.92 | D | 203 | Prime | 114 |
| 37-155-37-82 | JULIE PATRON, a single woman and KEN GIEL, a single man together as joint tenants with right of survivorship   | \$1,790.92 | D | 155 | Prime | 063 |
| 37-166-48-81 | MATTHEW G. PETERSON and JEAN C. YOUNG, husband and wife as joint tenants with right of survivorship  | \$1,790.92 | D | 166 | Swing | 075 |
| 37-052-06-03 | MICHAEL R. PETTIBONE and LYNN PETTIBONE, husband and wife as joint tenants with right of survivorship, and not Tenants in Common                         | \$1,790.92 | B | 052 | Prime | 015 |
| 37-079-41-02 | OFELIA PHILLIPS, an unmarried woman  | \$1,766.72 | B | 079 | Swing | 046 |
| 37-057-18-01 | MICHAEL PREDKO, a single man   | \$1,766.72 | B | 057 | Prime | 022 |
| 37-148-37-81 | WILLIAM A. PREUSS and TRACI L. PREUSS, husband and wife as joint tenants with right of survivorship  | \$1,790.92 | D | 148 | Prime | 056 |
| 37-142-26-01 | VALENTINO H. RIBOTA and MAGDALENA E. RIBOTA, husband and wife as joint tenants with right of survivorship  | \$1,790.92 | B | 142 | Prime | 049 |
| 37-193-07-02 | DILGEET S. SAHOTA AND GINA M. SAHOTA, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP   | \$1,790.92 | B | 193 | Prime | 104 |
| 37-048-43-82 | ZAVIN SARGIS, A SINGLE MAN, AS HIS SOLE AND SEPARATE PROPERTY  | \$1,766.72 | D | 048 | Swing | 011 |
| 37-060-07-84 | VERNELL SHEPPARD, a single woman, as sole and separate property  | \$1,766.72 | D | 060 | Prime | 025 |
| 37-159-43-82 | ELMER J. SITTS and MARGARET A. POITIER-SITTS, husband and wife as joint tenants with right of survivorship   | \$1,790.93 | D | 159 | Swing | 068 |
| 37-042-42-01 | TERRI L. SMITH   | \$1,766.73 | B | 042 | Swing | 004 |
| 37-055-29-01 | RAY STIGERS and VIRGINIA STIGERS, husband and wife as joint tenants with right of survivorship, and not as Tenants in Common                             | \$1,790.93 | B | 055 | Prime | 020 |

Exhibit 'A'

|              |   |            |   |     |       |     |
|--------------|---|------------|---|-----|-------|-----|
| 37-045-45-81 | R. GRANT STRINGER and KAREN L. STRINGER, husband and wife as joint tenants with right of survivorship           | \$1,790.93 | D | 045 | Swing | 007 |
| 37-192-25-01 | J. LAWRENCE TYMKO and BETTY E. TYMKO, husband and wife as joint tenants with right of survivorship              | \$1,790.93 | B | 192 | Prime | 103 |
| 37-073-44-01 | JOSE S. VEGA and LUZ E. VEGA, husband and wife as joint tenants with right of survivorship                      | \$1,790.93 | B | 073 | Swing | 040 |
| 37-051-37-01 | MICHAEL J. VERRY and EVELYN P. VERRY, husband and wife as joint tenants with right of survivorship              | \$1,790.93 | B | 057 | Prime | 022 |
| 37-160-50-01 | ALFONSO A. VILLANUEVA and SHERRY A. VILLANUEVA, husband and wife as joint tenants with right of survivorship    | \$1,790.93 | B | 160 | Swing | 069 |
| 37-182-37-01 | FRANKLIN VIZ, a single man and RHINA ARCEO, a single woman together as joint tenants with right of survivorship | \$1,790.93 | B | 182 | Prime | 092 |
| 37-147-51-02 | JAMES R. VOLPATTI, a single man   | \$1,766.73 | B | 147 | Swing | 055 |
| 37-199-41-81 | RAMON N. WELDON and BETTY WELDON, husband and wife as joint tenants with right of survivorship                  | \$1,756.15 | D | 199 | Swing | 110 |
| 37-070-35-01 | GARY E. WHITNEY and CLAIRE A. WHITNEY, husband and wife as joint tenants with right of survivorship             | \$1,790.93 | B | 070 | Prime | 037 |
| 42-267-20-01 | PAUL R. WILLIAMS and JOAN R. WILLIAMS, husband and wife as joint tenants with right of survivorship             | \$1,572.93 | E | 267 | All   | 003 |
| 37-175-47-82 | KYM L. WILSON and RAYMOND G. WILSON, wife and husband as joint tenants with right of survivorship               | \$1,790.93 | D | 175 | Swing | 085 |
| 37-063-46-81 | SAMUEL C. WOODS and LAURIE A. WOODS, husband and wife as joint tenants with right of survivorship               | \$1,790.93 | D | 063 | Swing | 028 |
| 37-194-05-02 | WILLIAM E. WUNDERLICH   | \$1,766.73 | B | 194 | Prime | 105 |

**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 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'>

**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 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 "E"**

**(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<sup>th</sup> interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14<sup>th</sup> 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 - 13<sup>th</sup> 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 13<sup>th</sup> 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 1319-30-644-003  
 (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) <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 \$88,816.17  
 Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \$88,816.17  
 Real Property Transfer Tax Due: \$347.10

- 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 Plaza 2 FC  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip 89706