

DOUGLAS COUNTY, NV
RPTT:\$573.30 Rec:\$35.00
\$608.30 Pgs=8 11/01/2019 09:09 AM
2019-937482
STEWART TITLE VACATION OWNERSHIP
KAREN ELLISON, RECORDER

**DEED UPON LIEN
FORECLOSURE**

RPTT: \$ 573.30

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 October 24, 2019, 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 July 29, 2019, as Document Number 2019-932665 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 3, 2019, 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 October 24, 2019, 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 June 24, 2019 as Document No. 2019-930857 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.

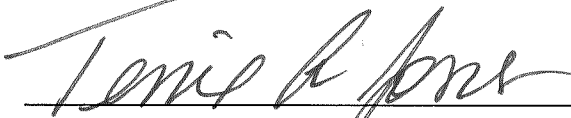
IN WITNESS WHEREOF, Grantor has caused this Deed to be executed in its name as of the day and year first above written.

Dated: November 1, 2019

Grantor

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

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




Terrie A. Jones

**DEED UPON LIEN
FORECLOSURE**

STATE OF NEVADA)
) SS
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on October 24th 2019 by Terrie A. Jones, 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 ;
\$146,790.77

Computed on the consideration or value of property conveyed.

	Marlan T. Jongsma NOTARY PUBLIC STATE OF NEVADA Appt. No. 19-2510-5 My Appt. Expires May 3, 2023
--	---

Acct. No.	Vesting	Bid Amt	Legal Desc. Exhibit	Unit	Use Year
42-270-13-02	DWIGHT L.K. AKITA, JR. and CANDIDA J. AKITA, husband and wife as joint tenants with right of survivorship	\$1,809.47	B	270	Every
42-286-28-01	TED R. ALFARO and ANNETTE M. ALFARO, husband and wife, as tenancy by the entirety	\$3,820.94	B	286	Every
42-287-43-72	RAMONA A. ANDERSON, a widow	\$1,786.67	C	287	Odd
42-257-19-01	LARRY N. BALLARD and JANICE L. BALLARD, husband and wife as joint tenants	\$1,504.11	B	257	Every
42-267-06-83	RUSSELL N. BANKS and LA TARSHA M. BANKS, husband and wife as joint tenants	\$2,841.12	C	267	Even
42-270-41-01	ROBERT A. BELL, an unmarried man	\$1,786.67	B	270	Every
42-299-18-01	GENTRY D. BENJAMIN, as tenant in severalty	\$8,646.48	B	299	Every
42-265-13-01	STEPHANIE BIRCHMAN, a single person	\$2,981.04	B	265	Every
42-287-39-01	BMA SERVICES, LLC, a Washington Limited Liability Company	\$1,779.86	B	287	Every
42-299-04-02	P. LETICIA CHAVEZ, a single woman and OLIVIER CHAVEZ, a single woman, together as joint tenants	\$1,809.47	B	299	Every
42-290-01-01	QIANG CHEN, a single man and QING HE, a single woman together as joint tenants with right of survivorship	\$1,809.47	B	290	Every
42-269-33-02	TING-KUANG CHIANG and CHING-FANG CHANG, husband and wife as joint tenants with right of survivorship	\$1,827.44	B	269	Every
42-264-06-71	CHARLES E. CINNAMON and LINDA B. CINNAMON, husband and wife as joint tenants with right of survivorship	\$1,809.47	C	264	Odd
42-280-43-01	DENNIS J. DOUGHER and CATHERINE A. DOUGHER, husband and wife as joint tenants with right of survivorship	\$1,809.47	B	280	Every
42-268-13-01	MYRA E. DOZIER, an unmarried woman	\$1,948.93	B	268	Every

42-287-14-01	KURT W. DREWSKI and CYNTHIA W. DREWSKI, husband and wife as joint tenants with right of survivorship	\$1,809.47	B	287	Every
42-295-07-01	LARRY D. FISCHER and GERDA A. FISCHER, husband and wife as joint tenants with right of survivorship	\$1,971.73	B	295	Every
42-275-02-71	GOSPEL TABERNACLE, INC	\$1,786.67	C	275	Odd
42-298-27-01	LEE GRIFFEY and SHIRLEY W. GRIFFEY, husband and wife as joint tenants with right of survivorship	\$1,809.47	B	298	Every
42-284-07-01	ROSS J. GURULE and MARGE M. GURULE, husband and wife as joint tenants with right of survivorship	\$1,809.47	B	284	Every
42-300-50-01	HENRY HABRA, a single man	\$1,786.67	B	300	Every
42-263-20-01	JOHN W. HAYES and MARY E. HAYES, husband and wife as joint tenants with right of survivorship	\$1,809.47	B	263	Every
42-291-13-72	TERESA M. HURST, a single woman	\$1,786.67	C	291	Odd
42-256-33-72	KRISTINA JOHNS and PAUL JOHNS, wife and husband, as joint tenants with right of survivorship	\$1,809.47	C	256	Odd
42-257-08-01	JAY P. JOHNSON and CHARLYE M. JOHNSON, Trustees of the JAY P. JOHNSON and CHARLYE M. JOHNSON FAMILY TRUST, dated September 24, 1993	\$1,809.47	B	259	Every
42-259-48-01	LYLE T. JONES, an unmarried man	\$1,948.93	B	259	Every
42-299-32-01	MILTON A. KAMSLER, JR. and RUTH H. KAMSLER, Trustees of the KAMSLER REVOCABLE TRUST, dated June 7, 1996	\$1,809.47	B	299	Every
42-299-33-01	MILTON A. KAMSLER, JR. and RUTH H. KAMSLER, Trustees of the KAMSLER REVOCABLE TRUST, dated June 7, 1996	\$1,809.47	B	299	Every
42-278-31-81	ANDREW R. KING and DAWN KING, husband and wife as joint tenants with right of survivorship	\$2,264.23	C	278	Even
42-277-04-02	WILLIAM W. LEE and MAY D. LEE, husband and wife as joint tenants with right of survivorship	\$1,971.73	B	277	Every
42-292-34-01	EVO D. MARINI, an unmarried man, as to an undivided 50% interest and PAT SCHUETZ, an unmarried woman, as to an undivided 50% interest	\$1,809.47	B	292	Every

42-269-41-71	RUSSELL MARKUS and LYNNE MARKUS, husband and wife as joint tenants with right of survivorship	\$2,884.70	C	269	Odd
42-294-18-71	TIM MCNALLY, an unmarried man and ROBERTA ODAHL, an unmarried woman, together as joint tenants with right of survivorship	\$1,809.47	C	294	Odd
42-264-24-71	HENRY T. MORA and CARMEN M. MORA, husband and wife as joint tenants with right of survivorship	\$1,809.47	C	264	Odd
42-256-51-01	SHERI R. MORPER and GRANT J. MORPER, As their interest may appear	\$1,809.47	B	256	Every
42-287-20-01	TOMAS MOSKOVIC and DENDY MOSKOVIC, husband and wife as joint tenants with right of survivorship	\$1,908.23	B	287	Every
42-293-51-02	CHERYL NABORS, an unmarried woman	\$1,786.67	B	293	Every
42-298-13-01	B. MICHAEL NAKONECZNY and NINA L. NAKONECZNY, husband and wife as joint tenants with right of survivorship	\$1,809.47	B	298	Every
42-270-19-71	FRANKLIN KEITH PECK and CYNTHIA GROUCH PECK, husband and wife as joint tenants with right of survivorship	\$1,809.47	C	270	Odd
42-290-02-01	CAT-KHANH PHAM and XUAN LOAN HO, husband and wife as joint tenants with right of survivorship	\$13,286.74	B	290	Every
42-286-22-01	RICHARD PIEKLO and MONICA WELLS, husband and wife, as joint tenants with rights of survivorship	\$1,293.57	B	286	Every
42-287-33-01	JEANNIE PIZZONIA, a widow	\$1,786.66	B	287	Every
42-300-26-72	GREGORY L. READY and CHRISTINE L. READY, husband and wife as joint tenants	\$1,809.46	C	300	Odd
42-262-44-71	ROBERT D. RENSI and JOAN M. RENSI, husband and wife as joint tenants with right of survivorship	\$1,809.46	C	262	Odd
42-280-16-72	ALLISON SANDEFUR, a single woman and DONNA SANDEFUR and RUSSELL SANDEFUR, wife and husband all together as joint tenants with right of survivorship	\$1,832.26	C	280	Odd
42-295-50-01	JAMES C. SCHUDE and LINDA D. SCHUDE, husband and wife as joint tenants with right of survivorship	\$12,126.89	B	295	Every
42-265-06-01	WILLIAM A. SHERRILL III, an unmarried man	\$1,786.66	B	265	Every

42-297-32-01	TED SIMOS, a married man as his sole and separate property	\$1,786.66	B	297	Every
42-283-01-01	THERON SKYLES, a single man	\$1,803.97	B	283	Every
42-267-37-01	COMMUNITY BANK AND TRUST, as Trustee of the JON C. STOFFER EXEMPTION TRUST	\$1,786.66	B	267	Every
42-275-10-01	CHRISTOPHER C. SULLIVAN, an individual	\$1,786.66	B	275	Every
42-301-40-01	LUKE SWEENEY and GWEN SWEENEY, husband and wife as joint tenants with right of survivorship	\$1,921.72	B	301	Every
42-277-16-01	AIN V. TAYLOR and JILL M. TAYLOR, husband and wife as joint tenants with right of survivorship	\$2,072.28	B	277	Every
42-295-01-01	AIN V. TAYLOR and JILL M. TAYLOR, husband and wife as joint tenants with right of survivorship	\$2,072.28	B	295	Every
42-291-31-01	ERMIAS TILAHUN, a married man	\$1,786.00	B	291	Every
42-263-13-71	RENE C. TREVINO and EDITH C. TREVINO, husband and wife as joint tenants with right of survivorship	\$1,809.46	C	263	Odd
42-289-20-72	GARY Z. UY and MARISSA C. UY, husband and wife as joint tenants with right of survivorship	\$1,809.46	C	289	Odd
42-276-01-71	JOHN E. VAN LOY and SANDRA J. VAN LOY, Trustees of THE VAN LOY FAMILY LIVING TRUST, dated 8-10-00	\$1,809.46	C	276	Odd
42-287-15-01	MICHAEL SAMUEL RING VARAT and ROBYN ELIZABETH VARAT, husband and wife as joint tenants with right of survivorship	\$1,809.46	B	287	Every
42-293-33-01	LUIS VELA, JR. and SYLVIA L. VELA, husband and wife as joint tenants with right of survivorship	\$1,809.46	B	293	Every
42-280-20-72	VIRGINIA A. WELLNER, an unmarried woman	\$1,786.66	C	280	Odd
42-297-08-03	W.P. WYATT, an unmarried man and BERNADETTE M. FRAZIER, an unmarried woman together as joint tenants with right of survivorship	\$1,809.46	B	297	Every

EXHIBIT "A"

(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 "A"

(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 portion 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 _____

3. Total Value/Sales Price of Property

_____ \$146,790.77
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value _____ \$146,790.77
 Real Property Transfer Tax Due: _____ \$573.30

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: The Ridge Tahoe Property Owner's Association
 Address: P.O. Box 5790
 City/State/Zip Stateline, NV 89449

BUYER (GRANTEE) INFORMATION

Print Name: The Ridge Tahoe Property Owner's Association
 Address: P.O. Box 5790
 City/State/Zip Stateline, NV 89449

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Stewart Title Guaranty Company Escrow No Cascade FC 2019
 Address: 3476 Executive Pointe Way #16
 City Carson City State: NV Zip 89706