

**DEED UPON LIEN
FORECLOSURE**

DOUGLAS COUNTY, NV **2019-940378**
RPTT:\$538.20 Rec:\$35.00
\$573.20 Pgs=12 12/31/2019 01:57 PM
STEWART TITLE VACATION OWNERSHIP
KAREN ELLISON, RECORDER

RPTT: \$538.20

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 December 2, 2019 by Holiday Inn Club Vacations Incorporated, a Delaware 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 30, 2019, as Document Number 2019-934529 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 7, 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 November 15, 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 July 29, 2019 as Document No. 2019-933417 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.

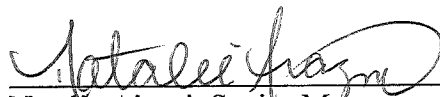
IN WITNESS WHEREOF, Grantor has caused this Deed to be executed in its name as of the day and year first above written.

Dated: 12/23/19

Grantor

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

BY: Holiday Inn Club Vacations Incorporated, a Delaware corporation, its Attorney-In-Fact



Natalie Aiazzi, Senior Manager of Finance,
Authorized Signer

DEED UPON LIEN

FORECLOSURE

STATE OF NEVADA)
 WASHOE) SS
COUNTY OF DOUGLAS)

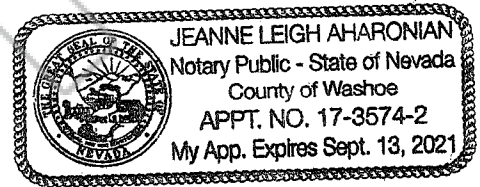
This instrument was acknowledged before me on 12/23/2019 by Natalie Aiazzi as the authorized signer of Holiday Inn Club Vacations Incorporated, a Delaware corporation as Attorney-In-Fact for The Ridge Tahoe Property Owners' Association, a Nevada non-profit corporation.

Jeanne Leigh Aharonian
Notary Public

The Grantor Declares:

Grantee was the foreclosing Beneficiary; Consideration was ;
\$137,714.92

Computed on the consideration or value of property conveyed.



Acct No.	Vesting	Bid Amt	Legal Desc. Exhibit	Unit	Season	Last 3 Digits of APN
37-193-48-71	RANDALL CRENSHAW and ALMA CRENSHAW, husband and wife as joint tenants with right of survivorship	\$1,476.43	E	193	Swing	104
28-011-18-02	JOHN BROOK DARLEY, a single man and NORA LEE ROBLES, an unmarried woman together as joint tenants with right of survivorship	\$1,226.43	C	011	All	012
16-025-24-82	YOLANDA GUNZEL, a married woman as her sole and separate property	\$12,448.33	B	025	All	001
28-014-15-02	DANIEL K. HOMES and SHERYL L. HOLMES, husband and wife as joint tenants with right of survivorship	\$2,215.91	C	014	All	017
37-198-36-01	MARIO P. MARCHETTI and JODI MARCHETTI, husband and wife as joint tenants with right of survivorship	\$1,715.19	D	198	Prime	109
37-044-21-71	MARINA BAY AND MIDLER SERVICES, LLC, A Limited Liability Company and GERALD URKE	\$1,715.19	E	044	Prime	006
37-057-49-73	MARINA BAY AND MIDLER SERVICES, LLC, A Limited Liability Company	\$1,692.09	E	057	Swing	022
37-068-42-02	MARINA BAY AND MIDLER SERVICES, LLC, A Limited Liability Company	\$1,692.09	D	068	Swing	035
37-178-21-73	LIBBY MATULICH, a single woman	\$1,692.09	E	178	Prime	089
37-194-10-01	DENNIS M. MCCORMAC and KAY L. MCCORMAC, Trustees or their successors in trust, under the MCCORMAC LIVING TRUST, dated September 12, 2007 and any amendments thereto	\$1,715.19	D	194	Prime	105
37-171-43-72	CHARLES R. MCFARLAND, a married man as his sole and separate property	\$1,692.09	E	171	Swing	080
37-153-23-72	THEODORE J. MEDEIROS and NANCY I. MEDEIROS, husband and wife as joint tenants	\$1,715.19	E	153	Prime	061

Exhibit 'A'

37-073-40-02	LARRY C. MILLER and V. CHARLENE MILLER, husband and wife as joint tenants with right of survivorship, and no as tenants in common	\$1,715.19	D	073	Swing	040
37-170-35-72	JESSICA MILLER, a single woman	\$1,692.09	E	170	Prime	079
37-071-37-01	TEWFIK S. MOMTAZ and NEMAT A. MOMTAZ, husband and wife as joint tenants with right of survivorship	\$1,715.19	D	071	Prime	038
37-176-18-71	MICHAEL J. MOORE and KIM L. MOORE, husband and wife as joint tenants with right of survivorship	\$1,715.19	E	176	Prime	086
37-202-51-72	STEPHEN T. MORGAN, a single man and DENISE CHAVEZ, a single woman together as joint tenants with right of survivorship	\$2,059.94	E	202	Swing	113
37-184-34-01	WILLIAM R. MOWRY and SHARON S. MOWRY, husband and wife as joint tenants with right of survivorship	\$1,715.19	D	184	Prime	094
37-170-26-72	BRIAN K. NAKAMURA, a single man and EMERLINA C. MALONG, a single woman together as joint tenants with right of survivorship	\$1,715.19	E	170	Prime	079
37-200-47-71	RICHARD V. NIEDZWIECKI and TINA S. SREDI-NIEDZWIECKI, husband and wife as joint tenants with right of survivorship	\$1,587.94	E	200	Swing	111
37-047-33-02	DENNIS D. NIKKEL and SHARON E. NIKKEL, husband and wife as joint tenants with right of survivorship	\$1,715.19	D	047	Prime	010
37-161-44-71	KATHY NOBLE, not married	\$1,692.09	E	161	Swing	070
37-070-44-01	MICHAEL K. NOLEN and SHERRY R.K. NOLEN, husband and wife as joint tenants with right of survivorship and BRIAR D. LOEWEN, as their interests may appear	\$1,715.19	D	070	Swing	037
37-178-06-02	CAROL H. OLIVERI, a widow	\$1,692.09	D	178	Prime	088
37-070-05-02	DARWIN DUANE OLSON and ANGELA MARIE (CARMON) OLSON, Trustees of the OLSON FAMILY TRUST, dates September 18, 1990	\$1,715.19	D	070	Prime	037

Exhibit 'A'

37-163-31-01	YOLANDA S. ORTEGA, an unmarried woman and ROBBIE R. TERUEL, an unmarried man, as joint tenants and THE BIRCH FAMILY TRUST, dated April 22, 1993	\$1,234.53	D	163	Prime	072
37-192-23-72	TOVIR PAGERAT, sole ownership	\$1,692.09	E	192	Prime	103
37-048-41-71	ARMAN PARIK, a single man	\$1,692.00	E	048	Swing	011
37-060-41-02	ARMAN PARIK, a single man	\$1,692.09	D	060	Swing	025
37-197-41-01	JOHN PARIS, a single man	\$1,692.09	D	197	Swing	108
37-176-20-72	JANICE PASQUALOTTO and PRESSLEY CRAWFORD, as joint tenants with right of survivorship	\$1,715.19	E	176	Prime	086
37-183-20-72	DAVID J. PASQUINELLI and JOYCE R. PASQUINELLI Trustees of the "THE DAVID J. PASQUINELLI and JOYCE R. PASQUINELLI REVOCABLE TRUST" dated August 28, 2003	\$1,715.19	E	183	Prime	093
37-078-47-02	DELBERT PHILLIPS III, an unmarried man, as severalty/sole and separate	\$1,692.09	D	078	Swing	045
37-042-40-02	RALPH RAETZ, SR. and KELLEY RAETZ, husband and wife as joint tenants with right of survivorship	\$1,715.19	D	042	Swing	004
37-178-31-01	PATRICK H. RANK and MARGARITA M. COWLEY, husband and wife as joint tenants with right of survivorship	\$1,715.19	D	178	Prime	088
37-166-17-01	CHARLES A. RAU, JR. and MARION G. RAU, husband and wife as joint tenants with right of survivorship	\$1,715.19	D	166	Prime	075
37-052-48-01	MARVIN E. REMREY and NANCY K. REMREY, as Co-Trustees of the MARVIN & NANCY REMREY REVOCABLE TRUST dated October 20, 2005	\$1,715.19	D	052	Swing	015
37-174-45-71	THE REYES LIVING TRUST, BOBBIE L. REYES, Trustee, under Revocable Trust Agreement dated May 25, 2004	\$1,692.09	E	174	Swing	083

37-160-15-01	JULIO RODRIGUEZ and LUISA VINALS, husband and wife and ANTONIA GUZMAN, an unmarried woman, all together as joint tenants with right of survivorship	\$1,738.29	D	160	Prime	069
37-058-25-02	RAYMOND ROTH and CIDNEY ROTH, husband and wife, and LISA LOUISE ROTH, daughter, as joint tenants with right of survivorship	\$1,738.29	D	058	Prime	023
37-144-28-01	JOSEPH P. RUH JR. and PATRICIA L. RUH, husband and wife as joint tenants with right of survivorship	\$1,715.19	D	144	Prime	052
37-143-33-01	MARK A. SALVAIL and MARIA F. SALVAIL, husband and wife as joint tenants with right of survivorship	\$1,715.19	D	143	Prime	051
37-202-12-01	JOHN F. SALVO and LORI M. SALVO, husband and wife as joint tenants with right of survivorship	\$1,715.19	D	202	Prime	113
37-180-28-03	MICHAEL K. SANDERS and MAGGIE SANDERS, husband and wife as joint tenants with right of survivorship	\$1,715.19	D	180	Prime	090
37-149-16-01	MARTIN A. SANDOVAL and PATRICIA C. SANDOVAL, husband and wife as joint tenants with right of survivorship and HARRICH TAHOE DEVELOPMENTS, a Nevada general partnership	\$1,738.29	D	149	Prime	057
37-190-40-71	DANIEL L. SCHWARZ and GRETA ANNE SCHWARZ, Trustees of the SCHWARZ FAMILY TRUST U/D/T/ 10/12/90	\$1,715.19	E	190	Swing	100
37-067-49-01	KEVIN B. SCOTT, a single man	\$1,679.58	D	067	Swing	034
37-043-27-01	THOMAS P. SEMBER and MARY ANN SEMBER, husband and wife as joint tenants with right of survivorship	\$1,715.19	D	043	Prime	005
37-163-12-01	MICHAEL R. SHANNON and KATHY L. SHANNON, husband and wife as joint tenants with right of survivorship	\$1,715.19	D	163	Prime	072
37-080-11-05	EUGENE SHEN, a single man and JOANNIE CHEN, a single woman together as joint tenants with right of survivorship	\$1,715.19	D	080	Prime	047
37-192-22-01	PAMELA N. SHEPHERD, an unmarried woman	\$1,692.09	D	192	Prime	103

Exhibit 'A'

37-196-34-01	BRUCE A. SHEPHERD and SANDRA L. BACH-SHEPHERD, co-trustees of the SHEPHERD REVOCABLE TRUST, Dated October, 21 1997	\$1,715.19	D	196	Prime	107
37-198-25-02	WILLIAM A. SHERRILL III, an unmarried man and JASON E. SHERRILL, a single man together as joint tenants with right of survivorship	\$1,715.19	D	198	Prime	109
37-172-51-01	EFFRAIN SIMENTAL and GLORIA SIMENTAL, husband and wife as joint tenants with right of survivorship	\$1,715.19	D	172	Swing	081
37-143-14-02	JOHN SKRAJEWSKI, a single man	\$1,692.09	D	143	Prime	051
37-068-36-01	STRICT SCRUTINY MEDIA, CO.	\$1,692.09	D	068	Prime	035
37-152-45-72	JIMMIE THROWER, JR. and MARY A. THROWER, husband and wife as joint tenants with right of survivorship	\$1,715.19	E	152	Swing	060
37-182-19-74	WILLIAM R. TIEDEMANN and LANA L. TIEDEMANN, husband and wife as joint tenants with right of survivorship	\$1,715.19	E	182	Prime	092
37-154-06-01	ALBERT TREJO and MARGIE V. TREJO, husband and wife as joint tenants with right of survivorship	\$1,715.19	D	154	Prime	062
37-055-47-71	ARNOLD A. VALLERGA and PHYLLIS M. VALLERGA, husband and wife as joint tenants with right of survivorship, and not as tenants in common	\$1,715.18	E	055	Swing	020
37-156-42-72	WILLIAM R. VAN HOEWYK and GABRIELLA VAN HOEWYK, husband and wife as joint tenants with right of survivorship	\$1,715.18	E	156	Swing	064
37-148-07-02	DONALD C. VERONDA and ROMAINE T. VERONDA, husband and wife as community property	\$1,715.18	D	148	Prime	056
37-199-20-02	MARIA JESSICA P. VILLAMOR, a single woman as to 1/3 interest and ANNA LISSA LAYOS, a single woman as to 1/3 interest and FENELLA M. TABOADA, a single woman as to 1/3 interest	\$1,440.73	D	199	Prime	110

Exhibit 'A'

37-147-12-02	HAU A. VO and ANNA MARIA VERANO-VO, husband and wife as joint tenants with right of survivorship	\$1,715.18	D	147	Prime	055
37-148-44-71	RONALD M. WALKER and JANET L. WALKER, husband and wife as joint tenants with right of survivorship	\$1,715.18	E	148	Swing	056
37-058-28-02	LI-PING T. WANG and NANCY S. WANG, husband and wife as joint tenants with right of survivorship	\$1,715.18	D	058	Prime	023
37-077-40-01	NORMA D. WATSON, an unmarried woman, and DENNIS L. BEST, an unmarried man, together as joint tenants with right of survivorship	\$1,715.18	D	077	Swing	044
37-196-09-71	GRANT & MONICA WIELER, joint tenants	\$1,658.96	E	196	Prime	107
37-078-48-72	ANNE E. WILLIS, a single woman and MICHAEL L. ROGERS, a single man together as joint tenants with right of survivorship	\$1,715.18	E	078	Swing	045
37-077-38-01	LARRY D. WILSON and JERELYN G. WILSON, trustees of THE JERELYN G. & LARRY D. WILSON TRUST, dated May 20, 2003, as community property	\$1,715.18	D	077	Swing	044
37-076-47-01	WISE PROPER HOLDING, INC, a New York Corporation	\$1,692.08	D	076	Swing	043
37-200-43-71	NOBORU YAMASHITA and JO ANN S. YAMASHITA, husband and wife as joint tenants with right of survivorship	\$1,715.18	E	200	Swing	111
37-141-25-02	ROBERT A. YATES and CATALINA VILLALOBOS, husband and wife as joint tenants with right of survivorship	\$2,995.38	D	141	Prime	048
37-068-17-01	CHERI R. YOUNG, a single woman	\$1,692.08	D	068	Prime	035

EXHIBIT "B"

(160)

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/2652nd interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet, the chord of said curve bears North 60°39'00" East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in Even-numbered years in accordance with said Declaration.

A Portion of APN: 1319-30-712-001

EXHIBIT "C"

(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 "D"

(37)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 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 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 "E"

(37)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 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 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 ptn of 1319-30-644-<See Exhibit 'A'>
 a) _____
 b) _____
 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 \$137,714.92
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value \$137,714.92
 Real Property Transfer Tax Due: \$538.20

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
 5. Partial Interest: Percentage being transferred: _____ %

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: [Handwritten Signature] Capacity: Agent

Signature: _____ Capacity: Grantee

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 Plaza 2 FC 2019
 Address: 3476 Executive Pointe Way #16
 City Carson City State: NV Zip 89706