

DOUGLAS COUNTY, NV

2021-960376

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01/21/2021 02:27 PM

LEACH KERN GRUCHOW ANDERSON SONG

KAREN ELLISON, RECORDER

1419-26-711-005

APN# _____

Recording Requested by/Mail to:

Name: Magna B. Herrera

Address: 5421 Kietzke Lane, Suite 200

City/State/Zip: Reno/ NV/ 89512

Mail Tax Statements to:

Name: Magna B. Herrera

Address: 5421 Kietzke Lane, Suite 200

City/State/Zip: Reno/ NV/ 89512

2021-960184

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)



Signature

Magna B. Herrera

Printed Name

This document is being (re-)recorded to correct document # 2021-960184, and is correcting
correcting page 2 of the document that was cut off when originally scanned/recorded. Also
exhibit A was not recorded with the attachment. Would like to re-record full documents
correctly without being cut off.

APN: 1419-26-711-005

When recorded mail to:
Genoa Lakes Resort Homeowners Association
c/o Leach Kern Gruchow Anderson Song
5421 Kietzke Lane, Suite 200
Reno, NV 89511

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN
HOMEOWNERS ASSOCIATION

Notice is hereby given of this Notice of Delinquent Assessment and Claim of Lien for homeowner association assessments. The Genoa Lakes Resort Homeowners Association, a non-profit corporation, hereinafter called Association, was formed to provide enforcement and the maintenance and preservation of the common area of the Association in the County of Douglas, State of Nevada, pursuant to NRS 116.3116 for the services performed which were to be and were actually furnished, used and performed. A Lien for amounts due and owing exists pursuant to NRS 116.3116 et seq. In order to provide notice to all who assert an interest in the real property described below, the statutory Lien is claimed by Association against the following described property located in the County of Douglas, State of Nevada, commonly known as 2887 Cloudburst Canyon more particularly described in the attached Legal Description acquired from the Grant Bargain and Sale Deed recorded as document number 2020-953187 in Exhibit A.

And that the whole of said real estate upon which the buildings are situated is reasonably necessary for the convenient use and occupancy of the said buildings.

That Brian and Sharon Marie Atkinson, is the names of the owners or reputed owners of said property and improvements hereinabove described.

That the prorata assessment and special assessment, which shall constitute a lien against the above described property amount to \$675.00 quarterly plus all accrued and accruing late charges, fees, fines, foreclosure fees, transfer fees, attorney's fees and costs and other charges, as provided in the COVENANTS, CONDITIONS AND RESTRICTIONS, recorded February 13, 2004, as Document No. 0604581 of Official Records of Douglas County, State of Nevada, and any supplements or amendment thereto, and which have been supplied to and agreed to by said owner(s) or reputed owner(s). That the Association has made demand for payment of the total amount due and owing but said sum has not been paid.

That the amount now owing and unpaid totals \$6,248.50, in which \$950.00 are of fines as of January 21, 2021, and increases at the rate of \$675.00 quarterly, plus late charges, plus continuing fees, fines, foreclosure fees, transfer fees, attorney's fees and costs and other charges and the fees of the Managing Body of the Association incurred in connection with the collection and foreclosure of this lien and other action necessary.

WHEREFORE, the Association, this lien claimant, claims the benefit of laws relating to liens upon said property and buildings and other improvements thereon, as above described, upon the land which the same is erected, together with convenient space above the same as may be and for the costs of preparation and recordation of this claim of lien, the whole of said property being reasonably necessary for the proper use and occupancy of said buildings and other improvements situated thereon.

This notice is not a demand for payment of the referenced debt nor a notice of personal liability as to any recipient of this letter who has received a discharge of the debt in accordance with applicable bankruptcy laws, or who is subject to the automatic stay of Section 362 of the United States Bankruptcy Code. This notice is being sent to any such parties merely to comply with applicable state law governing foreclosure of liens pursuant to Chapter 116 of Nevada Revised Statutes.

PURSUANT TO NRS 116.311625, IF YOU ARE A SERVICEMEMBER, A DEPENDENT OF A SERVICEMEMBER OR HIS OR HER SUCCESSOR IN INTEREST, YOU MAY BE ENTITLED TO CERTAIN PROTECTIONS PURSUANT TO NRS 116.311625 REGARDING AND LIMITING THE FORECLOSURE OF A LIEN. IF YOU ARE A DEPENDENT OF A SERVICEMEMBER, YOU MAY BE ENTITLED TO PROTECTIONS IF UPON APPLICATION TO A COURT IT IS DETERMINED YOUR ABILITY TO MAKE PAYMENTS IS MATERIALLY AFFECTED BY THE SERVICEMEMBER'S ACTIVE DUTY OR DEPLOYMENT. IF YOU BELIEVE YOU ARE ENTITLED TO THE PROTECTIONS OF NRS 116.311625 AND HAVE NOT PROVIDED INFORMATION REQUIRED FOR THE ASSOCIATION TO VERIFY YOU ARE ENTITLED TO PROTECTION, PLEASE CONTACT THE ASSOCIATION'S ATTORNEY AT THE ADDRESS LISTED HEREIN IMMEDIATELY TO PROVIDE SUCH INFORMATION.

THIS IS AN ATTEMPT TO COLLECT A DEBT FOR THE ABOVE REFERENCED ASSOCIATION. ANY INFORMATION OBTAINED WILL BE USED FOR THIS PURPOSE.

DATED: January 21, 2021

Genoa Lakes Resort Homeowners Association



By: Karen M. Ayarbe, Esq., Its Attorney
5421 Kietzke Lane, Suite 200
Reno, NV 89511
(775) 324-5930

LOOSE NOTARY ON SEPARATE PAGE

APN: 1419-26-711-005

NOTICE OF DELINQUENT ASSESSMENT AND
CLAIM OF LIEN HOMEOWNERS ASSOCIATION

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on January 21, 2021 by Karen M. Ayarbe,
Esq.



NOTARY PUBLIC

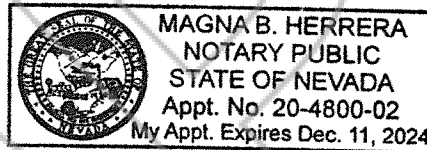


Exhibit A

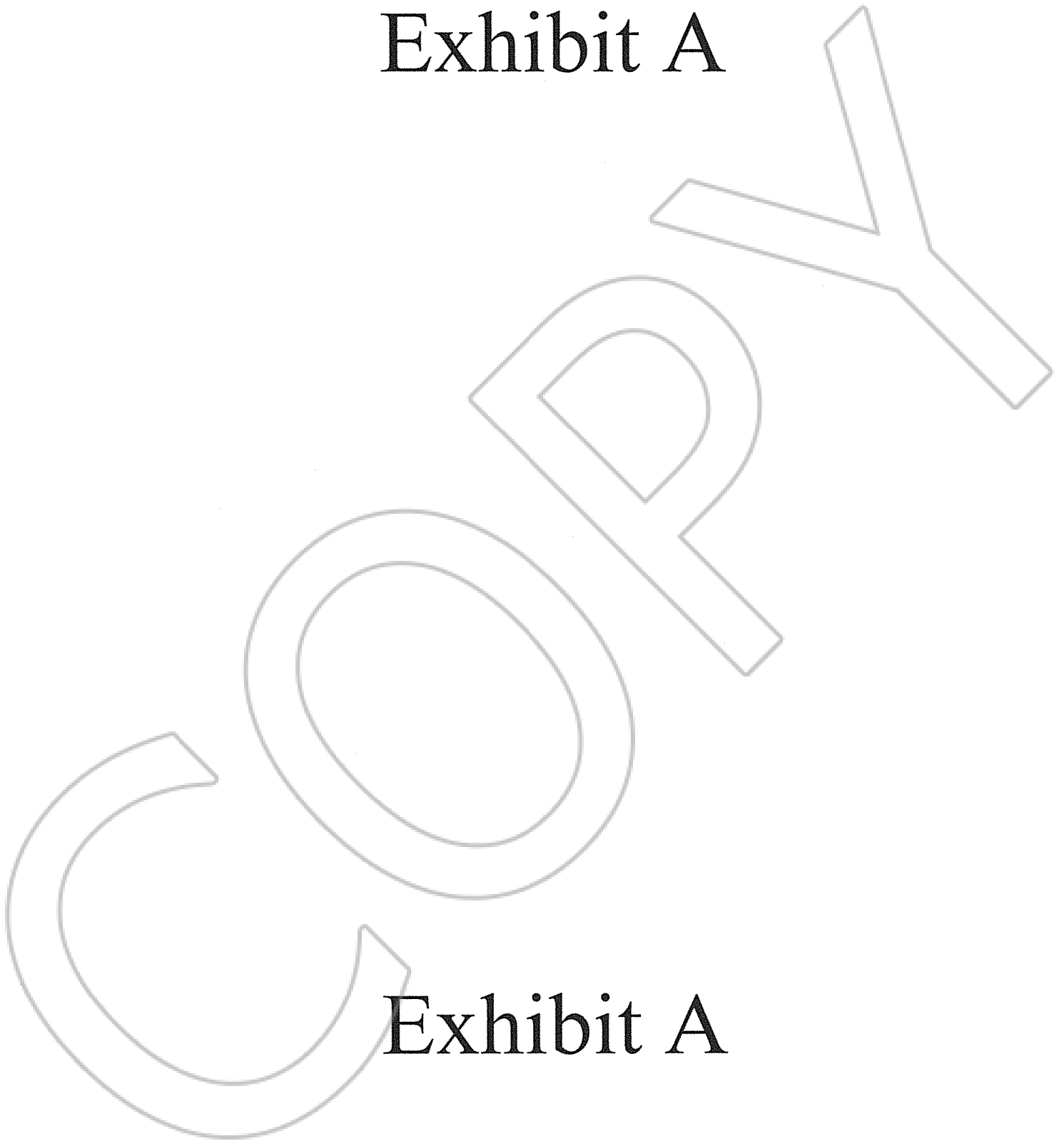


Exhibit A

MAIL TO: Brian Atkinson
Maria Atkinson
Sharon Atkinson
P.O. Box 894
Genoa, NV 89411



KAREN ELLISON, RECORDER E03

PARCEL NO: 1419-26-711-005
NEW PARCEL NO:

R.P.T.T. \$ #3

QUITCLAIM DEED

THIS INDENTURE, made this 23rd day of September, 2020. By and between, OFFICE OF THE TREASURER, Douglas County, State of Nevada, party of the first part and those property owners listed in EXHIBIT A, attached hereto and incorporated into this document by reference, parties of the second part.

WITNESSETH

WHEREAS, the properties described in EXHIBIT A were transferred pursuant to the Nevada Revised Statutes Section 361:585 from the Treasurer and Ex-Officio Tax Receiver of the County of Douglas, State of Nevada, to the party of the first part, and;

WHEREAS, said properties have been redeemed prior to publication of notice of sale by payment to the County Treasurer of an amount equal to the taxes accrued, together with any costs, penalties and interest legally chargeable against such property, and;

WHEREAS, the parties of the second part are now entitled to have such property reconveyed pursuant to the Nevada Revised Statutes Section 361.585;

NOW, THEREFORE, the said party of the first part, pursuant to Nevada Revised Statutes and in consideration of the taxes, costs, penalties and interest paid by the party of the second part, the same being in legal effect made, does by these presents, reverse, release, quitclaim and convey unto the parties of the second part and to their successors, all right, title and interest to the properties described in EXHIBIT A, situated in the County of Douglas, State of Nevada.

NAME / ADDRESS: Brian Atkinson
Maria Atkinson
Sharon Atkinson
P.O. Box 894
Genoa, NV 89411

PARCEL NUMBER: 1419-26-711-005

GRANTEE(S): Sharon Atkinson, an unmarried woman and Brian Atkinson and Maria Atkinson, husband and wife, all as joint tenants with right of survivorship and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Genoa, County of Douglas State of Nevada bounded and described as follows:

DESCRIPTION OF PROPERTY:

All that certain property situated in the County of Douglas, State of Nevada, described as follows:

See attached Exhibit A

EXHIBIT "A"

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

Lot 3, in Block A, as set forth on Final Subdivision Map, Planned Unit Development PD 05-001 for SUMMIT RIDGE AT GENOA LAKES GOLF RESORT PHASE 3A, filed for record with the Douglas County Recorder on September 12, 2007 in Book 907, Page 2074, as Document No. 709043, Official Records, Douglas County, Nevada.

PARCEL 2:

TOGETHER WITH the following easements for access:

A non-exclusive 50 foot wide access easement, created in that certain document entitled "Easement Amendment Deed", executed by Little Mondeaux Limousin Corporation, recorded on February 25, 1998, as Document No. 433367 in Book 298, Page 4658 of the Official Records of Douglas County, Nevada.

A 50 foot wide access, irrigation, and utility easement, over and across those certain lands described in document recorded on February 3, 2004 in Book 204, Page 954, as Document No. 603680 of the Official Records of Douglas County, Nevada.

A 60 foot private access, private irrigation, and public utility easement, as set forth on the Final Subdivision Map entitled Canyon Creek Meadows Phase 1, according to the plat thereof, filed on February 11, 2004 in Book 204, Page 4470, as Document No. 604356 of the Official Records of Douglas County, Nevada.

An easement for non-exclusive access purposes with the easement area, created in that certain document entitled "Master Grant Deed" executed by Ronald L. Simek, et al., recorded on December 31, 1996 as Document No. 403934 in Book 1296, Page 4911 of the Official Records of Douglas County, Nevada.

An easement for pedestrian and vehicular ingress and egress to and from that certain real property, and the installation, construction, repair, maintenance and replacement of roadway improvements within the easement area, such as, without limitation, asphalt paving, cattle guard, and so forth, created in that certain document entitled "Grant of Relocatable Private Access Easement (#OS6), executed by Ronald L. Simek, recorded on February 3, 2004 as Document No. 603676 in Book 204, Page 862 of the Official Records of Douglas County, Nevada.

PARCEL 3:

ALSO TOGETHER WITH the following Reservations, Easements and Covenants for the benefit of Parcel 1, herein:

Easements pursuant to document entitled "Ancillary Easements Memorandum", recorded March 31, 2005 in Book 305, Page 14366 as Document No. 640526 of the Official Records of Douglas County, Nevada.

Easements pursuant to document entitled "Grant of Easement", recorded May 1, 2006 in Book 506, Page 168 as Document No. 673811 of the Official Records of Douglas County, Nevada.

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006 in Book 506, Page 347 as Document No. 673835 of the Official Records of Douglas County, Nevada.

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006 in Book 506, Page 377 as Document No. 673836 of the Official Records of Douglas County, Nevada.

Easements pursuant to document entitled "Reciprocal Parking and Access Easement Agreement", recorded July 24, 2006 in Book 706, Page 8118 as Document No. 680413 of the Official Records of Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Mailbox Cluster Easement", recorded December 1, 2006 in Book 1206, Page 66 as Document No. 689800 of the Official Records of Douglas County, Nevada.

**Assessor's Parcel Number(s):
1419-26-711-005**

TOGETHER WITH the tenements, hereditaments and appurtenances belonging thereto or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and executed this interest the day and year above written.

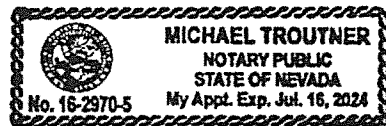
OFFICE OF THE TREASURER
DOUGLAS COUNTY, NEVADA

Kathy Kaiser, Interim Assistant Treasurer
Kathy Lewis
Douglas County Clerk- Treasurer
and Ex Officio Tax Receiver

STATE OF NEVADA
COUNTY OF DOUGLAS

On this 23rd day of September, 2020, personally appeared before me, a notary public, in and for the County and State aforesaid, Kathy Kaiser, Interim Assistant Treasurer signing on behalf of KATHY LEWIS, known to be the person described in and who executed the foregoing instrument, and who duly acknowledge to me that she executed the same freely and voluntarily and for the uses and purposes herein mentioned.

Michael Troutner
NOTARY PUBLIC



Title of Document (required)

DOUGLAS COUNTY, NV	2021-960184
Rec:\$40.00	
\$40.00	Pgs=3
01/19/2021 12:25 PM	
LEACH KERN GRUCHOW ANDERSON SONG	
KAREN ELLISON, RECORDER	

APN: 1419-26-711-005

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said property and buildings and other improvements thereon, as above described, upon the land which the same is erected, together with convenient space above the same as may be and for the costs of preparation and recordation of this claim of lien, the whole of said property being reasonably necessary for the proper use and occupancy of said buildings and other improvements situated thereon.

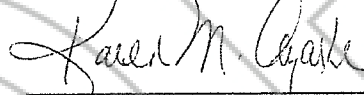
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DATED: January 19, 2021

Genoa Lakes Resort Homeowners Association



By: Karen M. Ayarbe, Esq., Its Attorney
5421 Kietzke Lane, Suite 200
Reno, NV 89511
(775) 324-5930

LOOSE NOTARY ON SEPARATE PAGE

APN: 1419-26-711-005

NOTICE OF DELINQUENT ASSESSMENT AND
CLAIM OF LIEN HOMEOWNERS ASSOCIATION

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

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Esq.



NOTARY PUBLIC

