

DOUGLAS COUNTY, NV

2022-987329

Rec:\$40.00

\$40.00

Pgs=3

07/14/2022 10:13 AM

WILSON TITLE SERVICES

KAREN ELLISON, RECORDER

APN#: 1319-30-631-009

RECORDING REQUESTED BY

Wilson Title Services, LLC

AND WHEN RECORDED MAIL TO:

Wilson Title Services, LLC

4045 Spencer Street, Suite A62

Las Vegas, NV 89119

Contract#/ICN: 6744536 / 4910935C

CLAIM OF LIEN FOR DELINQUENT ASSESSMENTS

(The Ridge Tahoe Resort- Ridge Crest Property Owners' Association)

This CLAIM OF LIEN FOR DELINQUENT ASSESSMENTS is being given to

Michael Perreault and Nichole DiPietro

that Ridge Crest Property Owners' Association, a Nevada nonprofit corporation ("Association"), is owed assessments in the amount of **\$20,610.52** with interest and fees, which are past due pursuant to Declaration of Timeshare Covenants, Conditions, and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada, as may be amended, supplemented, and amended and restated from time to time (collectively the "**Declaration**");

That the Time Share to be charged with a lien for payment of these respective claims is for a timeshare located on all that certain real property situated in the County of Douglas, State of Nevada, and more particularly described in **Exhibit "A"** attached hereto. Being a **timeshare interest in Lot 49 Unit 109 of the Ridge Tahoe Resort with Even year Bi-Annual use Frequency, having an inventory control number of 4910935C.**

The Property Address is: **Timeshare located at The Ridge Tahoe, 415 Tramway Drive, Stateline, NV 89449.**

WHEREFORE, **Wilson Title Services, LLC** is hereby appointed the authorized Agent for the **Association** for the purpose of conducting a non-judicial sale to enforce this lien pursuant to the provisions of N.R.S. 119A.550 and N.R.S. 119A.560 and N.R.S. 117.070 and any amendments thereto.

Additional monies shall accrue under this claim at the rate of the claimant's monthly, annual, semi-annual, quarterly or special assessments, plus permissible late charges, costs of collection and interest, if any, that shall accrue subsequent to the date of this notice.

Exhibit "A"
(Biennial Interests)

That certain timeshare estate, as said timeshare estate is defined in the Declaration of Timeshare Covenants, Conditions and restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of the Official Records, Douglas County, State of Nevada, and as may be amended, supplemented, and amended and restated from time to time (the "Declaration"), which timeshare estate comprised of:

PARCEL 1: An undivided 1/102nd interest with each having a 1/102nd interest in and to that certain condominium estate described as follows:

- (A) An undivided 1/26th interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.
- (B) A given single Unit as set forth in 109 as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 2: a non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 3: An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel 1, and Parcel 2 above during one "ALTERNATE USE WEEK" within the Even-numbered years as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada (the "Declaration"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Crest project during said "ALTERNATE USE WEEK" as more fully set forth in the Declaration.

A Portion of APN: **1319-30-631-009**

To find out the total amount required to satisfy this lien, please contact:

Ridge Crest Property Owners' Association
c/o Holiday Inn Club Vacation Incorporated
9271 S. John Young Parkway
Orlando, Florida 32819

Capital Management Department at 866-714-8679, ext. 4876

Dated: July 13, 2022

Ridge Crest Property Owners' Association,
a Nevada non-profit corporation

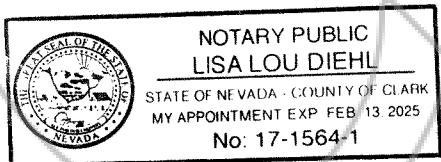
By: [Signature]
Beth M. Cary, Authorized Signer
For Wilson Title Services, LLC, Authorized agent

STATE OF Nevada)
)
COUNTY OF Clark)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On July 13, 2022, before me, Lisa Lou Diehl, personally appeared, Beth M. Cary, authorized signer for Wilson Title Services, LLC, authorized agent, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



[Signature]
NOTARY PUBLIC

Printed name: Lisa Lou Diehl

My commission expires:
2/13/2025