

APN#: 1319-30-519-017

RECORDING REQUESTED BY
Wilson Title Services, LLC

DOUGLAS COUNTY, NV **2022-987360**
Rec:\$40.00
\$40.00 Pgs=3 07/14/2022 12:23 PM
WILSON TITLE SERVICES
KAREN ELLISON, RECORDER

AND WHEN RECORDED MAIL TO:

Wilson Title Services, LLC
4045 Spencer Street, Suite A62
Las Vegas, NV 89119

Contract#/ICN: 6748885/5001749A

CLAIM OF LIEN FOR DELINQUENT ASSESSMENTS
(The Ridge Tahoe Resort- Ridgeview Property Owners' Association)

This CLAIM OF LIEN FOR DELINQUENT ASSESSMENTS is being given to

David K. Duer and Joann M. Duer

that Ridgeview Property Owners' Association, a Nevada nonprofit corporation ("Association"), is owed assessments in the amount of **\$2,983.76** with interest and fees, which are past due pursuant to Declaration of Covenants, Conditions, and Restrictions for Ridgeview, recorded on December 21, 1984 in Book 1284, Page 1993, as Document No. 111558 in the Official Records of Douglas County, Nevada, as may be subsequently amended and/or supplemented 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 50 Unit 17 of the Ridge Tahoe Resort with Annual use Frequency, having an inventory control number of 5001749A.**

The Property Address is: **Timeshare located at The Ridge Tahoe, 311 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"

That Certain Timeshare estate, as said timeshare estate is defined in the Declaration of Covenants, Conditions, and Restrictions for Ridgeview, recorded on December 21, 1984 in Book 1284, Page 1993, as Document No. 111558 in the Official Records of Douglas County, as may be amended, supplemented and amended and restated from time to time (the "Declaration"), which timeshare estate is comprised of:

Parcel 1: An undivided 1/51st interest as tenants in common, with each interest having a 1/51st interest in and to that certain real property and improvements as follows:

- (A) An undivided 1/24th interest as tenants in common, in and to the Common Area of Lot 50, Tahoe Village Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Record of Survey of Boundary Line Adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.
- (B) A given single unit 17, as shown and defined on said Seventh Amended Map of Tahoe Village, Unit No. 1.

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 Areas of Tahoe Village Unit No. 1, as set forth on said Ninth Amended Map of Tahoe Village, Unit No. 1, recorded on September 21, 1990, in Book 990, at Page 2906, as Document No. 235007, Official Records of Douglas County, State of Nevada.

Parcel 3: The exclusive right to use said 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 "use week" within the "Winter use season" as said quoted terms are defined in the Declaration of Covenants, Conditions, and Restrictions for Ridgeview, recorded on December 21, 1984 in Book 1284, Page 1993, as Document No. 111558 of said Official Records, as may be amended, supplemented, and amended and restated from time to time (the "Declaration"). The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned "use season."

A Portion of APN: 1319-30-519-017

