

DOUGLAS COUNTY, NV

**2022-987429**

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\$40.00

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**07/15/2022 10:27 AM**

WILSON TITLE SERVICES

KAREN ELLISON, RECORDER

APN#: 1319-30-712-001

**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: 6752958/1600540A

**CLAIM OF LIEN FOR DELINQUENT ASSESSMENTS**

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

This CLAIM OF LIEN FOR DELINQUENT ASSESSMENTS is being given to

**Andrey Ivanov and Alla Ivanov**

that Ridge Pointe Property Owners' Association, a Nevada nonprofit corporation ("Association"), is owed assessments in the amount of **\$3,179.48** with interest and fees, which are past due pursuant to Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and 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 160 Unit 5 of the Ridge Tahoe Resort with Annual use Frequency, having an inventory control number of 1600540A.**

The Property Address is: **Timeshare located at The Ridge Tahoe, 455 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"

### (Annual Interests)

Those certain timeshare estates set forth in Exhibit "A-1" attached hereto and incorporated herein by this reference, as said timeshare estate is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as may be amended, supplemented, and amended and restated from time to time (the "Declaration"), which timeshare estate is comprised of an undivided 1/51<sup>st</sup> interest in and to that certain real property and improvements as follows:

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

An undivided 1/1326<sup>th</sup> interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1- 14<sup>th</sup> 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 may be amended, supplemented, and amended and restated from time to time (the "Declaration"), and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period each year in accordance with said Declaration.

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

To find out the total amount required to satisfy this lien, please contact:  
Ridge Pointe 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 14, 2022

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

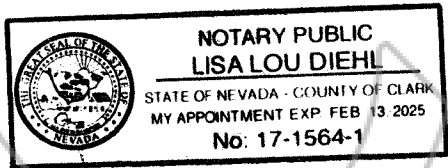
By: \_\_\_\_\_  
Beth M. Cary, Authorized Signers for  
Wilson Title Services, LLC, Authorized Agent

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.

STATE OF  Nevada  )  
                                          )  
COUNTY OF  Clark  )

On July 14, 2022, before me,  Lisa Lou Diehl , personally appeared,  Beth M. Cary, Authorized Signer for Wilson Title Services, LLC , 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.



Lisa Lou Diehl   
NOTARY PUBLIC

Printed name:  Lisa Lou Diehl

My commission expires:  2/13/2025