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KAREN ELLISON, RECORDER

APN# _____

Recording Requested by/Mail to:

Name: **Paul J. Freeman**

Address: **203 Downhill Circle**

City/State/Zip: **Niceville, FL 32578**

Mail Tax Statements to:

Name: _____

Address: _____

City/State/Zip: _____

CONTEST OF LIEN FOR DELINQUENT ASSESSMENTS

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

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

Office of the Recorder,
Douglas County
Historic Courthouse - 1616 Eighth St.
Minden, NV 89423,

October 1, 2022

CONTEST OF LEIN FOR DELINQUENT ASSESSMENTS

September 19, 2022 Wilson Title Services, LLC submitted a CLAIM OF LEIN FOR DELINQUENT ASSESSMENTS, recorded as 2022-989878. The purported debt, first claimed by Holiday Inn Vacations, Inc. on December 2, 2019 was for \$1280.00. The billed amount was for Ridge Tahoe Property Owners' Association fees for 2020.

Upon receipt of the invoice, I immediately contacted Holiday Inn Club Vacations and identified the billing as erroneous; as I had sold my deeded timeshare to Resorts West Vacation Club in September, 2019. During two teleconferences with Holiday Inn Vacation Club officials I provided the sale contract information, Closing Agent contact info, and the real estate Broker's contact information so that Holiday Inn Vacation Club could *verify* the sale contract, *identify any errors and omissions* (among Resorts West, Holiday Inn Club, Sale Brokerage, and Nevada Real Estate agents) in the sale closing or recording processes.

Holiday Inn Vacation Club, by all appearances *did not* contact the Real Estate agent, Resort Realty, LLC, or Resorts West to verify the sale completion, closing, and transfer of deed. Had they taken ANY of these steps, they would have discovered the erroneous basis of the purported debt. The subject CLAIM OF LIEN is to recover Time Share Management and Maintenance Assessments for 2020 for a property sold in September 2019.

On November 12, 2019, Holiday Inn Club Vacations, Incorporated purchased The Ridge Resorts. All my interest in the subject Time Share at The Ridge Tahoe was contractually surrendered, under terms dictated by Resort Realty, LLC/Resorts West/The Ridge Tahoe and accepted by me in September 2019. The Ridge Tahoe sale and Ridge Resort Property Owners' Assignment transfer were reported to be consummated in the State of Nevada on November 12, 2019. I do not have now, nor have I ever had, a recognized business arrangement with Holiday Inn Vacation Club.

I acknowledge that (outside of my cognizance, control, or responsibility) missteps, errors, or mistake may have been made by the Brokerage, Closing Agent, or Resorts West officials involved in the Assignment Process among Resorts West, Holiday Inn Vacation Club, and Ridge Tahoe Property Owners' Association. I've repeatedly offered records and immediate, efficient, and effective remedies to Holiday Inn Vacation Club:

- 1) Copies of the January 2019 Real Estate Listing Agreement Package with Resorts West.
- 2) Copies of the September 2019 Real Estate Sale Offer Acceptance and Closing submission
- 3) Copies of the Grant Bargain, Sale Deed executed in September 2019
- 4) Absence of any Offer Retraction or Purchaser Recession by Resorts West, Broker, or Closing Agent.

CC: Wilson Title Services, LLC

- 5) Verification that all obligations and payment for Timeshare Assessments had been remitted through, and beyond, the closing date of the sale.
- 6) In January 2020, I offered to sign a QUIT CLAIM or other NO COST relinquishment of deed and any claims of ownership to Holiday Inn Vacation Club to resolve any mistakes, errors, or omissions made (by others) during the rushed sale of the Ridge Tahoe to Holiday Inn. Holiday Inn Vacation Club continued to send bills for Timeshare Assessment fees, adding late fees, and interest charges.
- 7) I have continuously repeated offers to QUIT CLAIM, DEEDBACK, or accomplish any other interest relinquishment process that did not "pretend" the 2019 contract had not been tendered by Resorts West, accepted by me, and timely submitted to Resort Realty, LLC for closing under Nevada state law.

In April 2020 Holiday Inn Club Vacations issued a letter stating they would honor the terms of my September 2019 sales contract with Resort Realty, LLC and Resorts West as described in the September 2019 Resorts West Agreement of Sale and Grand Bargain Deed. However, Holiday Inn Vacation Club's AMENDED Agreement and Grand Bargain Deed. They issued an AMENDED Agreement of Sale and Grand Bargain Deed. Instead of a NO COST relinquishment to correct Purchaser's errors in the 2019 transaction; Holiday Inn Club Vacations contract was contingent on me paying Timeshare Maintenance assessment for the period January through December 2020. Teleconferences with Holiday Inn Club Vacations' Resale Officials to remove the contingency were unsuccessful.

The CLAIM OF LIEN documents, submitted in Clark County and filed in Douglas County, when illuminated by contemporaneous facts, do not establish or support that a debt is owed.

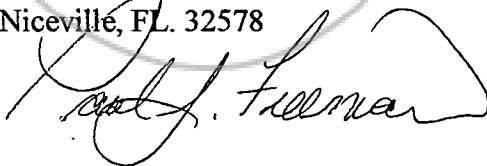
I hereby, CONTEST Lien 2022-989878.

I listed said property, under Nevada Real Estate law pertaining to offer acceptance and Closing Agent responsibilities in January 2019.

Closing commenced in August 2019 with Seller's (Freeman) acceptance of Buyer's (Resorts West) valid offer. Seller promptly deposited into escrow all instruments necessary to complete the sale. The Broker for said sale, was required to close escrow within two weeks (per contract). The Broker, RESORT REALTY, LLC acknowledged the Buyer to be Resorts West Vacation Club, per Agreement of Sale and Grant Bargain Deed.

A search of the Douglas County website did not reveal an electronic form, nor instructions, nor following electronic notice to the Recorder, this document is submitted, under witnessed signature.

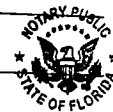
Paul J Freeman
203 Downhill Circle
Niceville, FL. 32578



CC: Wilson Title Services, LLC

Subscribed and sworn before me, this 1
day of October, 2022 a Notary Public
in and for Dickinson County,
State of Florida

Amber R. Heltzel
(Signature)



AMBER R. HELTZEL
Commission # HH 081453
Expires March 13, 2025
Bonded Thru Budget Notary Services

NOTARY PUBLIC

My Commission expires March 13, 2025