

DOUGLAS COUNTY, NV **2022-991233**  
Rec:\$40.00  
\$40.00 Pgs=1 10/31/2022 11:02 AM  
LEACH KERN GRUCHOW ANDERSON SONG  
KAREN ELLISON, RECORDER

Assessor's Parcel No. 1320-30-714-012

WHEN RECORDED MAIL TO:  
Minden Village 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)

**UNCONDITIONAL WAIVER AND RELEASE OF  
NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN  
HOMEOWNERS ASSOCIATION AND NOTICE OF RESCISSION OF NOTICE  
OF DEFAULT AND ELECTION TO SELL**

Minden Village Association does hereby unconditionally release its Notice of Delinquent Assessment and Claim of Lien recorded as Document No. 2021-977682, on November 29, 2021, and rescind its Notice of Default and Election to Sell recorded as Document No. 2022-983320, on April 5, 2022 at the office of the Douglas County Recorder, State of Nevada, regarding Dixie M. Firman, Trustee of the Dixie Firman Emerald Revocable Trust, and the property located in Douglas County, State of Nevada located at 1669 Lucerne St., Minden, Nevada, APN 1320-30-714-012.

**LOT 5-F, AS SET FORTH ON RECORD OF SURVEY #2 FOR MINDEN VILLAGE, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON MARCH 8, 2005 IN BOOK 0305, PAGE 2933, AS DOCUMENT NO. 638393, OFFICIAL RECORDS.**

DATED October 31, 2022.

Minden Village Association  
*Karen M. Ayarbe*  
By: Karen M. Ayarbe, Esq., Its Attorney

**ACKNOWLEDGMENT**

STATE OF NEVADA )  
 ) : SS.  
COUNTY OF WASHOE )

This instrument was acknowledged before me on October 31, 2022 by Karen M. Ayarbe.

 **SHANNON MATEO**  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 00-64929-2 - Expires November 27, 2025

*Shannon Mateo*  
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NOTARY PUBLIC