

DOUGLAS COUNTY, NV

2023-1000897

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

09/27/2023 02:03 PM

WILSON TITLE SERVICES

SHAWNYNE GARREN, RECORDER

APN: 1319-30-631-014

RECORDING REQUESTED BY:  
WILSON TITLE SERVICES, LLC

WHEN RECORDED MAIL TO:  
WILSON TITLE SERVICES, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
9271 S John Young Parkway,  
Orlando, FL 32819

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

Order No.: 80002249-6745453  
Timeshare ID:4920502A

### TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The Grantee herein was the highest bidder at the Trustee's Sale.
- 2) The amount of the unpaid debt together with costs was 5,743.53
- 3) The amount paid by the grantee at the trustee sale was \$500.00
- 4) The documentary transfer tax is \$1.95
- 5) Said property is in STATELINE

WILSON TITLE SERVICES, LLC (herein called Trustee/Authorized Agent), as appointed Trustee/Authorized Agent under the Claim of Lien for Delinquent Assessments hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to **Holiday Inn Club Vacations Incorporated, a Delaware corporation**, (herein called Grantee), whose address **9271 S John Young Parkway, Orlando, FL 32819**, all of its right, title and interest in and to that certain property situated in the County of **Douglas**, State of Nevada, described as follows:

**See Exhibit 'A' attached hereto and made a part hereof.**

**RECITALS:** This conveyance is made pursuant to the powers conferred upon Trustee/Authorized Agent by that certain Claim of Lien for Delinquent Assessments dated **7/13/2022** and executed by **Wilson Title Services, LLC, a Delaware limited liability company** as Trustee/Authorized Agent for the Ridge Crest Property Owners' Association, a Nevada non-profit corporation, and recorded on **7/14/2022** as Instrument Number **2022-987280** of Official Records of Douglas County, Nevada, and after fulfillment of the conditions specified in said Claim of Lien for Delinquent Assessments authorizing this conveyance and pursuant to Nevada Revised Statutes and the provisions of the Declaration of Covenants, Conditions and Restrictions for The Ridge Crest recorded April 27, 1989 as Document No. 200951, Douglas County, Nevada and all modifications, annexations and amendment thereto (the "Declaration"); said Trustee having complied with all applicable statutory requirements of the State of Nevada, and performed all duties required by such Declaration.

The name(s) of the Owner(s) of the property is purported to be:

**Andrew V. Tyne and Pirkko L. Tyne**

A Default occurred as set forth in a Notice of Default and Election to Sell which was recorded on **5/22/2023**, as Instrument No. **2023-996679** in the Office of the Recorder of said County.

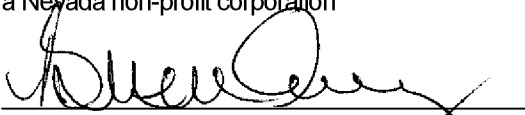
All requirements of law regarding the mailing, personal delivery, and publication of copies of the Notice of Default and Election to Sell Under Claim of Lien for Delinquent Assessment and of the Notice of Trustee's Sale and the posting of copies of said Notice of Trustee's Sale have been complied with and such default still existed at the time of sale.

The Trustee/Authorized Agent is in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Claim of Lien for Delinquent Assessments sold the herein described property at public auction on 8/30/2023.

Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being **\$500.00** in lawful money of the United States.

Date: 9/15/2023

WILSON TITLE SERVICES, LLC,  
a Delaware limited liability company  
as Trustee/Authorized Agent, for  
The Ridge Crest Property Owners' Association,  
a Nevada non-profit corporation

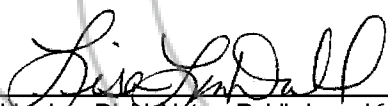
  
Beth M. Cary, Authorized Signatory

State of Nevada

County of Clark

On 9/15/2023, before me, a Notary Public, personally appeared **Beth M. Cary**, personally known to me or 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(s), or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature   
Lisa Lou Diehl, Notary Public in and for said state  
My commission expires: 2/13/2025  
Commission No: 17-1564-1

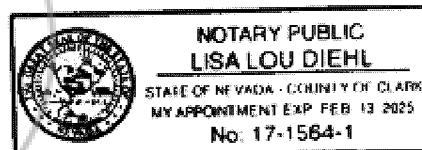


EXHIBIT A

**LEGAL DESCRIPTION**  
**Ridge Crest (Lot 49)**

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

Those certain timeshare estates listed on Exhibit A, 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 Nevada, and as may be amended, supplemented, and amended and restated from time to time (the "Declaration"), each timeshare estate comprised of:

PARCEL 1:

A One (1) undivided 1/51st interest with each interest having a 1/51st 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.
- (A) Unit No. 205 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 "USE WEEK" 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 "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Crest project during said "USE WEEK" as more fully set forth in the CC&R's.

A Portion of APN: 1319-30-631-014  
Interval ID: 4920502A

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-30-631-014
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhs
- d)  2-4 Plex
- e)  Apt. Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other Timeshare

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \_\_\_\_\_

\$500.00

Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )

Transfer Tax Value: \$500.00

Real Property Transfer Tax Due \$1.95

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_

b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: *[Signature]*

Capacity: Agent

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Wilson Title Services, LLC, Trustee

Print Name: Holiday Inn Club Vacations Incorporated

Address: 4045 S Spencer Street #A62

Address: 9271 S John Young Parkway

City: Las Vegas

City: Orlando

State: NV Zip: 89119

State: FL Zip: 32819

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Wilson Title Services

File Number: \_\_\_\_\_

Address 4045 S. Spencer Street #A62

City: Las Vegas

State: NV Zip: 89119

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)