

DOUGLAS COUNTY, NV **2023-1003134**
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\$40.00 Pgs=1 12/13/2023 10:48 AM
LEACH KERN GRUCHOW ANDERSON SONG
SHAWNYNE GARREN, RECORDER

APN: 1420-08-218-006

WHEN RECORDED MAIL TO:
The Springs Property Owners 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**

The Springs Property Owners Association does hereby unconditionally release its Notice of Delinquent Assessment and Claim of Lien recorded as Document No. 2023-997853, on June 23, 2023, and rescind its Notice of Default and Election to Sell recorded as Document No. 2023-999159, on August 3, 2023 at the office of the Douglas County Recorder, State of Nevada, regarding Dustin A. Urton, as Trustee of The Urton Revocable Living Trust dated February 3 2021, and the property located in Douglas County, State of Nevada located at 1088 Tee Drive, Minden, Nevada, APN 1420-08-218-006.

Lot 705, as set forth on Final Map LDA #99-054-7 for SUNRIDGE HEIGHTS III, UNIT 7, a Planned Unit Development, recorded in the office of the Douglas County Recorder on June 6, 2005, in Book 605, Page 1632, as Document No. 646054.

DATED December 13, 2023.

The Springs Property Owners Association




By: Karen M. Ayarbe, Esq., Its Attorney

ACKNOWLEDGMENT

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on December 13, 2023 by Karen M. Ayarbe.


NOTARY PUBLIC

 **SYLVIA BALDEMOR**
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 97-1962-2 - Expires May 13, 2025