DOUGLAS COUNTY, NV

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2023-1003398

12/27/2023 09:23 AM

RED ROCK FINANCIAL SERVICES
SHAWNYNE GARREN, RECORDER

Assessor Parcel Number: 1320-33-815-012

File Number: R843691

NOTICE OF CLAIM OF LIEN FOR DELINQUENT ASSESSMENTS

NOTICE IS HEREBY GIVEN: Red Rock Financial Services, has been assigned as agent by the CHICHESTER ESTATES PROPERTY OWNERS ASSOCIATION (the "Association"), in accordance with Nevada Revised Statues Chapter 116 and the Association's Covenants, Conditions, and Restrictions, as amended and/or annexed (the "CC&Rs"), recorded on 03/27/1997, in Book Number 0397, as Instrument Number 0409316, of the Official Records of Douglas County, Nevada, which CC&Rs have been supplied to and agreed upon by said owner.

The Association imposes a Lien for Delinquent Assessments on the following property:

1370 Granborough Dr Gardnerville NV 89410

CHICHESTER EST PH 10 BLOCK D LOT 44 in the County of Douglas

Current Owner(s) of Record for the property:

MICHAEL A. TURNER, AS TRUSTEE OF THE MICHAEL A. TURNER 2016 REVOCABLE TRUST DATED JULY 14TH, 2016

The amount owing as of the date of preparation of this lien is **\$1,690.72.

This amount may include assessments, late fees, interest, fines/violations, including fine(s) for violation(s) of the governing documents that pose an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the owners of 1370 Granborough Dr or the Association's residents, and collection fees and costs.

** The amount owing may increase or decrease as assessments, late fees, interest, fines/violations, collection fees, costs or partial payments are applied to the account.

Dated: December 26, 2023

Prepared By Eungel Watson as agent of Red Rock Financial Services on behalf of CHICHESTER ESTATES PROPERTY OWNERS ASSOCIATION

STATE OF NEVADA COUNTY OF CLARK

On December 26, 2023, before me, personally appeared Eungel Watson, 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 they executed the same in their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

When Recorded Mail To: Red Rock Financial Services

770 E. Warm Springs Road Suite 320

Las Vegas, Nevada 89119

702-932-6887

M:

OLIVIA KELLOGG NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 03-07-27 Certificate No: 19-1690-1