

DOUGLAS COUNTY, NV

2024-1006561

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\$40.00

Pgs=3

04/11/2024 10:00 AM

WILSON TITLE SERVICES

SHAWNYNE GARREN, RECORDER

APN#: 1319-30-712-001

RECORDING REQUESTED BY

Wilson Title Services, LLC

AND WHEN RECORDED MAIL TO:

Wilson Title Services, LLC

4045 Spencer Street, Suite A62

Las Vegas, NV 89119

Contract#/ICN: 6752506/1600145C

CLAIM OF LIEN FOR DELINQUENT ASSESSMENTS

(The Ridge Tahoe Resort- Ridge Pointe Property Owners' Association)

This CLAIM OF LIEN FOR DELINQUENT ASSESSMENTS is being given to

Ronald A. Kowalski and Jennifer A. Kowalski

that Ridge Pointe Property Owners' Association, a Nevada nonprofit corporation ("Association"), is owed assessments in the amount of \$2,873.27 with interest and fees, which are past due pursuant to Declaration of Timeshare Covenants, Conditions and Restrictions for The Ridge Pointe recorded recorded November 5, 1997, as Document No. 0425591, and as may be amended, supplemented, and amended and restated from time to time (collectively the "Declaration");

That the Time Share to be charged with a lien for payment of these respective claims is for a timeshare located on all that certain real property situated in the County of Douglas, State of Nevada, and more particularly described in **Exhibit "A"** attached hereto. Being a **timeshare interest in Lot 16 Unit 001 with year Bi-Annual frequency having and inventory control number of 1600145C.**

The Property Address is: **Timeshare located at The Ridge Tahoe, 415 Tramway Drive, Stateline, NV 89449.**

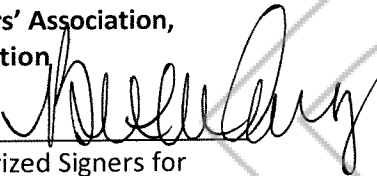
WHEREFORE, **Wilson Title Services, LLC** is hereby appointed the authorized Agent for the **Association** for the purpose of conducting a non-judicial sale to enforce this lien pursuant to the provisions of N.R.S. 119A.550 and N.R.S. 119A.560 and N.R.S. 117.070 and any amendments thereto.

Additional monies shall accrue under this claim at the rate of the claimant's monthly, annual, semi-annual, quarterly or special assessments, plus permissible late charges, costs of collection and interest, if any, that shall accrue subsequent to the date of this notice.

To find out the total amount required to satisfy this lien, please contact:
Ridge Pointe Property Owners' Association
c/o Holiday Inn Club Vacation Incorporated
9271 S. John Young Parkway
Orlando, Florida 32819
Capital Management Department at 866-714-8679, ext. 4876

Dated: April 10, 2024

Ridge Pointe Property Owners' Association,
a Nevada non-profit corporation

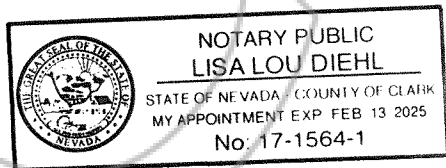
By: 
Beth M. Cary, Authorized Signers for
Wilson Title Services, LLC, Authorized Agent

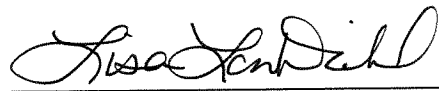
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Nevada)
)
COUNTY OF Clark)

On April 10, 2024, before me, Lisa Lou Diehl, personally appeared, Beth M. Cary, Authorized Signer for Wilson Title Services, LLC, who 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 or entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.





NOTARY PUBLIC

Printed name: Lisa Lou Diehl

My commission expires: 2/13/2025

EXHIBIT "A"
LEGAL DESCRIPTION
Ridge Pointe (Lot 160)

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

That certain timeshare estate, as said timeshare estate is defined in the Declaration of Timeshare Covenants, Conditions and restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as may be amended, supplemented, and amended and restated from time to time (the "Declaration"), which timeshare estate comprised of an undivided interest 1/51st in and to that certain real property and improvements as follows:

One (1) undivided 1/102nd interest as tenants in common, with each interest having a 1/102nd interest in and to that certain real property and improvements as follows:

An undivided 1/2652nd interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet, the chord of said curve bears North 60°39'00" East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in Even numbered year in accordance with said Declaration.

As shown with Interval Id # 1600145C

A Portion of APN: 1319-30-712-001

Contract No.: 6752506

Ridge Pointe (Lot - Bi-Annual)