

APN: 1320-29-111-016

DOUGLAS COUNTY, NV **2024-1010288**
Rec:\$40.00
\$40.00 Pgs=2 **07/22/2024 02:54 PM**
LEACH KERN GRUCHOW SONG
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Winhaven Gardens Homeowners Association
c/o Leach Kern Gruchow 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 AND NOTICE OF RESCISSION OF
NOTICE OF HOMEOWNERS ASSOCIATION SALE**

Winhaven Gardens Homeowners Association does hereby unconditionally release its Notice of Delinquent Assessment and Claim of Lien recorded as Document No. 2022-983454, on April 7, 2022, and rescind its Notice of Default and Election to Sell recorded as Document No. 2022-986703, on June 27, 2022, and rescind its Notice of Homeowners Association Sale recorded as Document No. 2024-1005287, on March 5, 2024 at the office of the Douglas County Recorder, State of Nevada, regarding Catherine Phillips, and the property located in Douglas County, State of Nevada located at 1151 White Oak Loop, Douglas, Nevada, APN 1320-29-111-016.

PARCEL I:

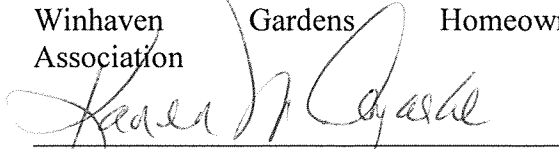
Unit 323, as shown on the Final Map No. 1008-7 A for WINHAVEN, UNIT NO. 7, PHASE A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, Nevada on November 17, 1995, in Book 1195 of Official Records at Page 2675, as Document No. 374950.

PARCEL II:

A non-exclusive easement for use, enjoyment, ingress and egress over the Common Area as set forth in Declaration of Covenants, Conditions and Restrictions recorded September 29, 1990, in Book 990, Page 4348 as Document No. 235644, Official Records.

DATED July 22, 2024.

Winhaven Gardens Homeowners
Association



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

LOOSE NOTARY CERTIFICATE ON FOLLOWING PAGE

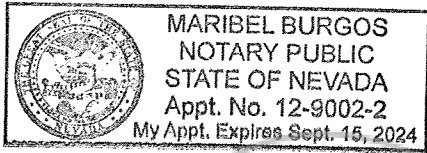
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UNCONDITIONAL WAIVER AND RELEASE OF
NOTICE OF DELINQUENT ASSESSMENT AND
CLAIM OF LIEN HOMEOWNERS ASSOCIATION
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DEFAULT AND ELECTION TO SELL AND NOTICE
OF RESCISSION OF NOTICE OF HOMEOWNERS
ASSOCIATION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

ACKNOWLEDGMENT

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on July 22, 2024 by Karen M. Ayarbe.



Maribel Burgos
NOTARY PUBLIC