

APN: 1420-07-723-030

DOUGLAS COUNTY, NV      **2024-1010638**  
Rec:\$40.00  
\$40.00      Pgs=2      **08/01/2024 12:46 PM**  
LEACH KERN GRUCHOW SONG  
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:  
The Cottages at Indian Hills 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**

The Cottages at Indian Hills Homeowners' Association does hereby unconditionally release its Notice of Delinquent Assessment and Claim of Lien recorded as Document No. 2024-1005082, on February 27, 2024, and rescind its Notice of Default and Election to Sell recorded as Document No. 2024-1007473, on May 8, 2024 at the office of the Douglas County Recorder, State of Nevada, regarding Darrell R. Richards as Trustee of the Richards Trust 2003, and the property located in Douglas County, State of Nevada located at 3441 West Garden St., Carson City, Nevada, APN 1420-07-723-030.

**LOT 4, AS SHOWN ON THE FINAL MAP PD-05-002 FOR PHASE II OF THE COTTAGES AT INDIAN HILLS, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON JULY 9, 2018 AS DOCUMENT NO. 2018-916559, OFFICIAL RECORDS, AND AMENDED PLAT OF PHASE II OF THE COTTAGES AT INDIAN HILLS, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON SEPTEMBER 22, 2021 AS DOCUMENT NO. 2021-974385, OFFICIAL RECORDS.**

DATED August 1, 2024.

The Cottages at Indian Hills Homeowners'  
Association



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

LOOSE NOTARY CERTIFICATE ON FOLLOWING PAGE

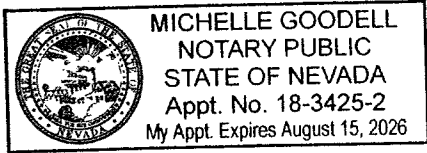
APN: 1420-07-723-030

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

ACKNOWLEDGMENT

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on August 1, 2024 by Karen M. Ayarbe.



*Michelle Goodell*  
\_\_\_\_\_  
NOTARY PUBLIC

