APN#: 1319-30-643-040 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: 6745995 / 2803344A

DOUGLAS COUNTY, NV

Rec:\$40.00

\$40.00 Pgs=3

08/21/2024 09:17 AM

2024-1011287

WILSON TITLE SERVICES

SHAWNYNE GARREN, RECORDER

## CLAIM OF LIEN FOR DELINQUENT ASSESSMENTS

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

This CLAIM OF LIEN FOR DELINQUENT ASSESSMENTS is being given to

## **JEFF ROGERS and BARBARA ROGERS**

that Ridge Tahoe Property Owners' Association, a Nevada nonprofit corporation ("Association"), is owed assessments in the amount of \$\frac{\\$\\$10,443.02}{\}\$ with interest and fees, which are past due pursuant to Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE TAHOE recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of the Ridge Tahoe Phase Six, recorded December 18, 1990, as Document no. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, 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 28 Unit 033 of the Ridge Tahoe Resort with Annual use frequency, having and inventory control number of 2803344A.

The Property Address is: Timeshare located at The Ridge Tahoe, 400 Ridge Club 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 Tahoe 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: August 20, 2024

Ridge Tahoe Property Owners' Association, a Nevada non-profit corporation	
By:  Beth M. Cary, Authorized Signer 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
STATE OF Nevada )	attached, and not the truthfulness, accuracy, or validity
	of that document.
COUNTY OF <u>Clark</u> )	
On August 20, 2024, before me, L	isa Lou Diehl , personally appeared, Beth M. Cary,
Authorized Signer for Wilson Title Services, LLC	who proved to me on the basis of satisfactory evidence
	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	e instrument.
/	
WITNESS my hand and official seal.	Risa Landa II
	NOTARY PUBLIC
NOTARY PUBLIC	Printed name: <u>Lisa Lou Diehl</u>
LISA LOU DIEHL	
STATE OF NEVADA - COUNTY OF CLARK MY APPOINTMENT EXP. FEB. 13, 2025	My commission expires: <u>2/13/2025</u>
No. 17-1564-1	

## EXHIBIT "A" LEGAL DESCRIPTION

Ridge Tahoe (Lot 28)

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 Fourth Amended and restated Declaration of Time Share Covenants, Conditions, and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of the Ridge Tahoe Phase Six, recorded December 18, 1990, as Document no. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, as each may be amended, supplemented, and amended and restated from time to time (collectively, the "Declarations") and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, which timeshare estate is comprised of:

an undivided 1/51st interest as tenants in common, with each interest having a 1/51st interest in and to that certain real property and improvements as follows:

- (A) An undivided 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and
- (B) Unit No. 033 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Six, recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest, in Lot 28 only, for one week each year in accordance with said Declarations.

A Portion of APN: 1319-30-643-040

As shown with Interval Id # 2803344A

Ridge Tahoe (Lot 28 – Annual)