

DOUGLAS COUNTY, NV

2015-859081

RPTT:\$3.90 Rec:\$16.00

\$19.90 Pgs=3

03/23/2015 04:08 PM

FIRST AMERICAN - NVOD LAS VEGAS

KAREN ELLISON, RECORDER

Prepared by: Russell Lackey
After Recording Return to:
Diamond Resorts Corporation
Reconveyance Department
10600 W Charleston Blvd
Las Vegas, NV 89135

458189

R.P.T.T.: \$ e3.90
A portion of APN 1319-30-712-001

**THE RIDGE POINTE
GRANT, BARGAIN, SALE DEED**

DIAMOND RESORTS RIDGE POINTE DEVELOPMENT, LLC, a Delaware limited liability company, (f/k/a Sunterra Ridge Pointe Development, LLC, a Delaware limited liability company), as successor in interest by merger to Ridge Pointe Limited Partnership, a Nevada Limited Partnership, ("Grantor"), the address of which is 10600 W Charleston Blvd, Las Vegas, NV 89135, and **DIAMOND RESORTS RIDGE POINTE DEVELOPMENT, L.L.C.**, a Delaware limited liability company ("Grantee"), whose address is 10600 W Charleston Blvd, Las Vegas, NV 89135.

WITNESSETH:

That Grantor, in consideration for the sum of Ten Dollars (\$100.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell unto Grantee, Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described below;

At: Ridge Pointe Tahoe Unit(s): 007 Week(s): 43 Usage Years: Odd

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

SUBJECT TO any and all matters of record, including taxes assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Declaration of Timeshare Covenants, Conditions and Restrictions of the Ridge Pointe dated October 8, 1997 and recorded November 5, 1997 as Document no. 0425591, Book 1197, Page 0678, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assigns forever.

IN WITNESS WHERE OF, the grantor has executed this conveyance the day and year first above written.

GRANTOR:

DIAMOND RESORTS RIDGE POINTE DEVELOPMENT, LLC,
a Delaware limited liability company,
(f/k/a Sunterra Ridge Pointe Development, LLC, a Delaware limited liability company)

By: **DIAMOND RESORTS DEVELOPER AND SALES HOLDING COMPANY,**
(f/k/a Sunterra Developer and Sales Holding Company)

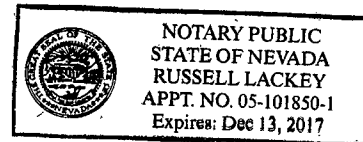
Its: Sole Manager

By: *A Stewart*
Authorized Representative
Anne Stewart
Printed Name

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me, Russell Lackey, on March 18, 2015 by **Anne Stewart** who acknowledged to me to be the Authorized Representative of **DIAMOND RESORTS DEVELOPER AND SALES HOLDING COMPANY** (f/k/a (Sunterra Developer and Sales Holding Company), a Delaware limited liability company, and that as such representative, being authorized to do so, signed her name as such Authorized Representative.

R. Lackey
Notary Public, State of Nevada



(Biennial)

EXHIBIT "A" (160)

A timeshare estate comprised of an undivided interest as tenants in common 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 $31^{\circ} 11'12''$ East 81.16 feet; thence South $58^{\circ} 48'39''$ West 57.52 feet; thence North $31^{\circ} 11'12''$ West 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of $18^{\circ} 23'51''$, an arc length of 57.80 feet the chord of said curve bears North $60^{\circ} 39'00''$ 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. 463765; 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. 463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period during the **ODD** years in accordance with said Declaration.

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

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) a portion of 1319-30-712-001
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 950.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 950.00
 Real Property Transfer Tax Due: \$ 3.90

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Agent for Buyer

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

DIAMOND RESORTS RIDGE POINTE
 Print Name: DEVELOPMENT, LLC
 Address: 10600 W Charleston Blvd
 City: Las Vegas
 State: NV Zip: 89135

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

DIAMOND RESORTS RIDGE POINTE
 Print Name: DEVELOPMENT, LLC
 Address: 10600 W Charleston Blvd
 City: Las Vegas
 State: NV Zip: 89135

**COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)**

Print Name: Diamond Resorts International Escrow # 2161-3324383
 Address: 10600 W Charleston Blvd
 City: Las Vegas State: NV Zip: 89135

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)