

DOUGLAS COUNTY, NV

2016-878137

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

03/15/2016 11:13 AM

FIRST AMERICAN - NVOD LAS VEGAS

KAREN ELLISON, RECORDER

SEND TAXES TO AND

WHEN RECORDED MAIL TO:

Diamond Resorts Financial Services, Inc.  
10600 West Charleston Boulevard  
Las Vegas, Nevada 89135

Recording Requested by:  
First American Title  
4005 Rampart Blvd, Ste 290  
Las Vegas, NV 89145

RPT0100

R.P.T.T.: \$ 2.55<sup>00</sup> 1.95

A portion of APN 1319-30-712-001

**THE RIDGE POINTE**

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE, is made this 2 day of March 2016, between **VERN E. SIMPSON AND LAWRENE D. SIMPSON, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** Grantor(s), having the address of c/o 10600 West Charleston Boulevard, Las Vegas, Nevada 89135 and **DIAMOND RESORTS RIDGE POINTE DEVELOPMENT, LLC**, a Delaware limited liability company, Grantee, having a mailing address of 10600 West Charleston Boulevard, Las Vegas, Nevada 89135.

**WITNESSETH:**

That Grantor, in consideration for the sum of Ten Dollars (\$10.00), 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 on Exhibit A attached hereto and incorporated herein by this reference;

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.

Vern E. Simpson by Cynthia Ruff as  
Signature: VERN E. SIMPSON, by Cynthia Ruff,  
as Attorney in Fact *Attorney in fact*

Lawrence D. Simpson by Cynthia Ruff  
Signature: LAWRENE D. SIMPSON, by Cynthia Ruff,  
as Attorney in Fact *as Attorney in fact*

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 Missouri )  
: ss.  
COUNTY OF Stone )

On 2 day, of March 2016 before me, C. Danielle Hackathorn (A Notary Public) personally appeared **CYNTHIA RUFF, as Attorney in Fact for VERN E. SIMPSON AND LAWRENE D. SIMPSON**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Missouri that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature C. Danielle Hackathorn (Seal)



C. DANIELLE HACKATHORN  
My Commission Expires  
November 24, 2019  
Stone County  
Commission #11271973

WHEN RECORDED MAIL TO:  
Diamond Resorts Financial Services, Inc.  
10600 West Charleston Boulevard  
Las Vegas, Nevada 89135

## 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: If annual an undivided 1/1326TH and if biennial an undivided 1/2652<sup>nd</sup> interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 – 14<sup>th</sup> 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 angel 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. 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 each **ODD-NUMBERED** 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 APN #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  
 Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 500.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ))  
 c. Transfer Tax Value: \$ 500.00  
 d. Real Property Transfer Tax Due \$ 2.55<sup>00</sup> 1.95

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 Cynthia Ruff Adams Capacity: SellerA  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Diamond Resorts  
 Address: 10600 W. Charleston Blvd  
 City: Las Vegas  
 State: NV Zip: 89135

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Diamond Resorts  
 Address: 10600 W. Charleston Blvd  
 City: Las Vegas  
 State: NV Zip: 89135

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: First American Title Escrow # \_\_\_\_\_  
 Address: 400 International Pkwy  
 City: Lake Mary, FL State: FL Zip: 32716