

DOUGLAS COUNTY, NV

2016-879950

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

04/27/2016 09:44 AM

FIRST AMERICAN TITLE INS CO - NATIONAL

KAREN ELLISON, RECORDER

RPT0100

R.P.T.T.: \$ \_\_\_\_\_

A portion of APN 1319-30-712-001

1125119

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

THIS INDENTURE, is made this \_\_\_\_ day of \_\_\_\_, 2016, between **ROBERT F. DENZER AND KAY A. DENZER, HUSBAND AND WIFE** 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.

*Robert F. Denzer by Jaime Gutierrez Sada as Attorney in fact*

Signature: ROBERT F. DENZER, by Jaime Gutierrez Sada, as Attorney in Fact

*Kay A. Denzer by Jaime Gutierrez Sada as Attorney in fact*

Signature: KAY A. DENZER, by Jaime Gutierrez Sada, as Attorney in Fact

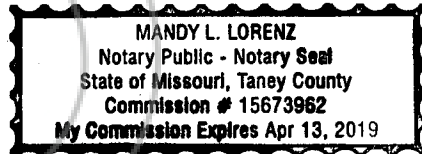
State of Missouri )  
County of Taney ) SS

On this 16<sup>th</sup> day of Feb, 2016, before me, Mandy L. Lorenz, a notary public, in and for said county and state, personally appeared **Jaime Gutierrez Sada as Attorney in Fact for ROBERT F. DENZER AND KAY A. DENZER** personally known to me to be the person(s) who executed the above instrument, who acknowledged to me that he or she executed the same freely and voluntarily for the purposes therein stated.

MY COMMISSION EXPIRES:

Mandy L. Lorenz  
Notary Public

4-13-19



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 **1/2652nd** 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  $31^{\circ} 11'12''$  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 angel 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 every other year in EVEN-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 \$ 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: 100 %

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 Robert F. Denzer by Kaye Greulener in fact Capacity: POA for Grantor  
 Signature Kay A. Denzer by Jane Greulener in fact Capacity: POA for Grantor

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

Print Name: ROBERT F. & KAY A. DENZER  
 Address: 4610 West Charleston Blvd  
 City: LAS VEGAS  
 State: NV Zip: 89135

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

Print Name: Diamond Resorts Polo Dev. LLC  
 Address: 10600 WEST CHARLESTON BLVD.  
 City: Las Vegas  
 State: Nevada Zip: 89135

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

Print Name: First American Title Insuranc  
 Address: 2300 Maitland Ctr Prkwy, Suite201  
 City: Maitland

Escrow # 1125119  
 State: Florida Zip: 32751