

DOUGLAS COUNTY, NV

**2016-889663**

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

10/26/2016 01:14 PM

CHICAGO TIMESHARE ESCROW

KAREN ELLISON, RECORDER

A portion of APN: 0000-40-050-460

**RECORDING REQUESTED BY:**

Chicago Title Company  
10805 Rancho Bernardo Rd. Suite 150  
San Diego, CA 92127  
CTT File Number: DBK2122

**WHEN RECORDED PLEASE MAIL TO:**

Diamond Ridge Pointe Tahoe Development  
c/o Diamond Resorts International  
10600 W Charleston Blvd.  
Las Vegas, Nevada 89135

**MAIL TAX STATEMENTS TO:**

SAME AS ABOVE  
RPTT: \$ 1.95

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Old Contract No.: 392581

Identification Number: 16-021-34-71

**THE RIDGE POINTE  
GRANT BARGAIN SALE DEED**

THIS INDENTURE, is made on **September 19, 2016**, between **Arthur E. McIrvn, an Unmarried Man** as Grantor, having the address of 2430 W Pecos Ave. Mesa, AZ 85202 and **Diamond Resorts Ridge Pointe Development, LLC, a Delaware limited liability company** having a mailing address of c/o Diamond Resorts International 10600 W Charleston Blvd., 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, being the same property conveyed to Grantor by that certain document recorded on **1/31/2002** as Document Number **0533641** 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;

**THIS INSTRUMENT FILED FOR RECORD BY CHICAGO TITLE COMPANY AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE.**

IN WITNESS WHEREOF, the Grantor has executed this conveyance on 09/29/2016

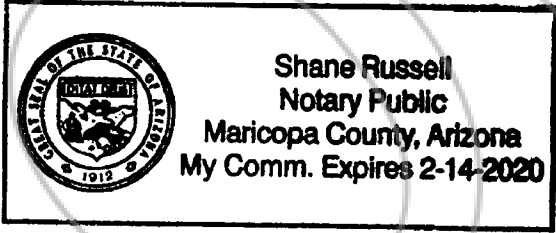
Arthur E. McIrvn  
Arthur E. McIrvn

STATE OF Arizona }  
COUNTY OF Maricopa } SS:

On 09/29/2016 before me Shane Russell  
(Notary Public)

in and for said State, personally appeared **Arthur E. McIrvn** 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 Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal  
Shane Russell  
Notary Public



(Notary Seal)

SEAL MUST BE PLACED INSIDE BORDER OR THE RECORDER WILL REJECT DEED

## EXHIBIT "A"

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 – 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; then 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 angle 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 **every other year in odd-numbered years** in accordance with said Declaration.

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**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) a portion of APN 0000-40-050-460
- 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:**

Deed in Lieu of Foreclosure Only (value of property) \$ 500.00  
 Transfer Tax Value \$ \_\_\_\_\_  
 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  Capacity Elizabeth Plessis / Closing Agent

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

Print Name: Arthur E. McIrvin  
 Address: 2430 W Pecos Ave. Mesa, AZ 85202

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

Print Name: Diamond Ridge Pointe Tahoe Development  
 Address: c/o Diamond Resorts International 10600 W Charleston Blvd., Las Vegas, Nevada 89135

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Chicago Title - Timeshare CTT File Number: DBK2122  
 Address: 316 W. Mission Ave #121  
 City: Escondido State: CA Zip: 92025

Contract Number: 392581