DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$35.00

2017-906200

\$35.00 Pgs=4 10/30/2017 11:20 AM

FIRST AMERICAN - NVOD LAS VEGAS

KAREN ELLISON, RECORDER

E03

#### SEND TAXES TO AND

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

Contract: 456249

R.P.T.T.: \$0.00

A portion of APN 1319-30-712-001

# THE RIDGE POINTE CORRECTIVE GRANT, BARGAIN, SALE DEED

This document is being recorded to clarify the marital status and correct the legal description on document 2017-898186, recorded 05/05/2017, in Douglas County, Nevada

THIS INDENTURE, is made this Lord day of Oct, 2017, between JAMES BERNSTEIN AND JERI BERNSTEIN, HUSBAND AND WIFE 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;

### 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 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° 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 Every year in accordance with said Declaration.

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

Inventory Identification Number: 16-015-45-01

## **EXHIBIT "B" (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 1/2652nd 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° 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 Biennial Odd year in accordance with said Declaration.

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

Inventory Identification Number: 16-007-40-71

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.

AMES BERNSTEIN

NSTEIN JEE BERNSTE

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 GERRAIA

COUNTY OF Gwinnell

: SS.

On day, of day, of day, 2017 before me, **Normak Course** (A Notary Public) personally appeared **JAMES BERNSTEIN** AND **JERI BERNSTEIN**, 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 hc/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 Georgia that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sionature

NOTAD CONTINUE OF THE PROPERTY OF THE PROPERTY

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

REV. 10-16-08

# STATE OF NEVADA DECLARATION OF VALUE

Assessor Parcel Number(s)	\ \
a. PORTION OF 1319-30-712-001	
b	
c.	·
d.	
2. Type of Property:	
a. Vacant Land b. Single Fam	. Res. FOR RECORDERS OPTIONAL USE ONLY
c. Condo/Twnhse d. 2-4 Plex	BookPage:
e. Apt. Bldg f. Comm'l/Inc	Date of Recording:
g. Agricultural h. Mobile Hor	me Notes:
VOther Timeshare	
3.a. Total Value/Sales Price of Property	\$ 0.00
b. Deed in Lieu of Foreclosure Only (valu	
c. Transfer Tax Value:	\$ 0.00
d. Real Property Transfer Tax Due	\$ 0.00
d. Real Property Transfer Fair as a	
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 3	75.090. Section <sup>3</sup>
h Explain Reason for Exemption: Cla	rifing marital status and correcting legal
description on document 2017-8981	86. recorded 05/05/2017
5. Partial Interest: Percentage being transf	
The undersigned declares and acknowledge	s, under penalty of perjury, pursuant to NRS 375.060
and NRS 375.110, that the information pro	vided 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 disallow	ance of any claimed exemption, or other determination of
additional tax due, may result in a penalty o	f 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
0 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	\ \
Signature Jan Benstein Signature Jun Bunstein	Capacity: Granter  Capacity: Granter
Signature / Kur Burnstun	Capacity: groups
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: James Bernstein/Jeri Bernstei	n Print Name: Diamond Resorts Polo Dev. LLC
Address: c/o 10600 West Charleston Blvd.	Address: 10600 WEST CHARLESTON BLVD.
City: Las Vegas	City: Las Vegas
State: Nevada Zip: 89135	State: Nevada Zip: 89135
	RECORDING (Required if not seller or buver)
Print Name: First American Title Insuranc	Escrow #
Address: 400 S. Rampart Boulevard, Ste 290	
City: Las Vegas	State:Nevada Zip: 89145