

Ridge Pointe Resort

DOUGLAS COUNTY, NV
RPTT:\$1177.80 Rec:\$35.00
\$1,212.80 Pgs=7
08/01/2018 02:09 PM
2018-917534
FIRST AMERICAN - NVOD LAS VEGAS
KAREN ELLISON, RECORDER

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
Diamond Resorts Financial Services, Inc.
Att: Anne Stewart
10600 W. Charleston Blvd.
Las Vegas, NV 89135

WHEN RECORDED
MAIL TAX STATEMENTS TO:
Diamond Resorts Financial Services, Inc.
10600 W. Charleston Blvd.
Las Vegas, NV 89135

R.P.T.T.: \$ 1,177.80

A portion of APN 1319-30-712-001

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

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, **DIAMOND RESORTS RIDGE POINTE DEVELOPMENT, LLC**, a Delaware limited liability company ("GRANTOR"), the address of which is 10600 W Charleston Blvd, Las Vegas, NV 89135, hereby GRANTS to **FIRST AMERICAN TRUST, FSB**, a Federal Savings Bank, as Trustee, the address of which is 421 North Main Street, Santa Ana, California 92701 (hereinafter referred to as "GRANTEE"), the real property in the County of Douglas, State of Nevada, described as follows (the "Property"):

[Refer to Exhibit A attached hereto]

The Property is hereby conveyed to Grantee in its capacity as Trustee pursuant to that certain Third Amended and Restated Trust Agreement duly recorded in the Office of the County Recorder of the County of Douglas, State of Nevada, on April 20, 2018, as Document No. 2018-913262 as amended and/or supplemented from time to time, and is expressly subject to the terms of such Trust Agreement and to the Amended and Restated Declaration for Diamond Resorts U.S. Collection attached as Exhibit A to such Trust Agreement, as amended and/or supplemented from time to time.

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;

NON DISCRIMINATION. This Grant Deed is given subject to the condition that there shall be no discrimination against or segregation of any person or group of persons on account of sex, marital status, race, color, religion, creed, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land herein conveyed, nor shall

Grantee or any person claiming under or through Grantee establish or permit any such practice or practices of discrimination or segregation with reference to the election, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the land herein conveyed. The foregoing covenants shall run with the land.

Said Property shall also be subject to liens securing the payment of ad valorem taxes for the current and all subsequent years, all reservations (including mineral reservations), outstanding mineral royalties and/or interests, easements, covenants, conditions, and restrictions of record in the Office of the County Recorder of El Dorado County, California, and applicable to the Property, and all visible and apparent easements on the ground.

The Property is hereby conveyed in "as is" condition subject to all latent and patent defects or conditions and, except as otherwise provided by law, without warranty, express or implied, regarding its condition or fitness for a particular purpose.

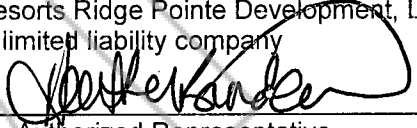
All capitalized terms used herein shall have the meanings ascribed to them by the Declaration.

TO HAVE AND TO HOLD the Property, together with all and singular, the rights and appurtenances thereto and in anywise belonging, unto the said Grantee, its successors and assigns, forever.

EXECUTED in Clark County, Nevada on June 7, 2018.

GRANTOR:

Diamond Resorts Ridge Pointe Development, LLC
a Delaware limited liability company

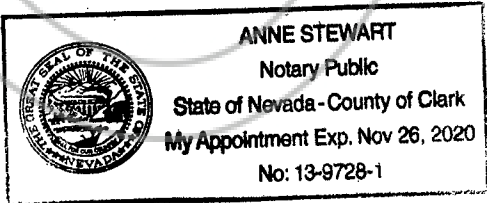
By: 
Authorized Representative

Heather Brandow
Printed Name

STATE OF NEVADA)
)
COUNTY OF CLARK) ss.

On June 7, 2018 before me, personally appeared Heather Brandow, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity and that, by his/her signature on the instrument, the person or the entity upon behalf of which the person acted executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.




Anne Stewart - Notary Public -- State of Nevada

My commission expires: November 26, 2020

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 as shown on Exhibit B, attached hereto and incorporated by reference 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 as shown on Exhibit B, attached hereto and incorporated by reference in accordance with said Declaration.

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

Exhibit "B"
Ridge Pointe Resort

Project	Unit Number	Week	Usage	Unit Type	Undivided Interest	Type of Points	Club Season	Point Value
16	001	23	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Mid	5,000
16	001	49	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Mid	5,000
16	002	36	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	High	6,250
16	003	02	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	High	6,250
16	003	22	B	2 Bedroom	1/1,326th	Perpetual / Non-Specific	Mid	10,000
16	005	39	B	2 Bedroom	1/1,326th	Perpetual / Non-Specific	Mid	10,000
16	006	50	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Mid	5,000
16	006	07	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	High	6,250
16	007	41	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Mid	5,000
16	007	42	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Mid	5,000
16	007	43	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Low	3,750
16	008	20	B	2 Bedroom	1/1,326th	Perpetual / Non-Specific	Low	7,500
16	008	22	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Mid	5,000
16	008	44	B	2 Bedroom	1/1,326th	Perpetual / Non-Specific	Low	7,500
16	008	51	B	2 Bedroom	1/1,326th	Perpetual / Non-Specific	Peak	17,000
16	008	08	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	High	6,250
16	009	42	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Mid	5,000
16	009	43	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Low	3,750
16	009	50	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Mid	5,000
16	010	39	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Mid	5,000
16	010	40	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Mid	5,000

Exhibit "B"
Ridge Pointe Resort

Project	Unit Number	Week	Usage	Unit Type	Undivided Interest	Type of Points	Club Season	Point Value
16	010	43	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Low	3,750
16	010	44	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Low	3,750
16	010	44	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Low	3,750
16	010	45	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Low	3,750
16	010	50	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Mid	5,000
16	011	28	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	High	6,250
16	011	31	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	High	6,250
16	011	35	B	2 Bedroom	1/1,326th	Perpetual / Non-Specific	High	12,500
16	011	04	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	High	6,250
16	011	47	B	2 Bedroom	1/1,326th	Perpetual / Non-Specific	Peak	17,000
16	011	50	B	2 Bedroom	1/1,326th	Perpetual / Non-Specific	Mid	10,000
16	012	34	B	2 Bedroom	1/1,326th	Perpetual / Non-Specific	High	12,500
16	012	46	B	2 Bedroom	1/1,326th	Perpetual / Non-Specific	Low	7,500
16	012	49	B	2 Bedroom	1/1,326th	Perpetual / Non-Specific	Mid	10,000
16	012	05	B	2 Bedroom	1/1,326th	Perpetual / Non-Specific	High	12,500
16	013	03	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	High	6,250
16	013	49	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Mid	5,000
16	014	30	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	High	6,250
16	014	35	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	High	6,250
16	014	39	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Mid	5,000
16	015	24	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	High	6,250

Exhibit "B"
Ridge Pointe Resort

Project	Unit Number	Week	Usage	Unit Type	Undivided Interest	Type of Points	Club Season	Point Value
16	015	43	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Low	3,750
16	015	45	B	2 Bedroom	1/1,326th	Perpetual / Non-Specific	Low	7,500
16	016	36	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	High	6,250
16	017	39	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Mid	5,000
16	017	47	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Peak	8,500
16	017	48	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Mid	5,000
16	017	09	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	High	6,250
16	018	21	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Mid	5,000
16	018	50	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Mid	5,000
16	020	07	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	High	6,250
16	020	08	B	2 Bedroom	1/1,326th	Perpetual / Non-Specific	High	12,500
16	021	34	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	High	6,250
16	021	49	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Mid	5,000
16	022	36	B	2 Bedroom	1/1,326th	Perpetual / Non-Specific	High	12,500
16	023	40	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Mid	5,000
16	023	45	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Low	3,750
16	023	51	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Peak	8,500
16	024	32	B	2 Bedroom	1/1,326th	Perpetual / Non-Specific	High	12,500
16	024	50	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Mid	5,000
16	026	11	B	2 Bedroom	1/1,326th	Perpetual / Non-Specific	High	12,500
16	026	16	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Peak	8,500

Exhibit "B"
Ridge Pointe Resort

Project	Unit Number	Week	Usage	Unit Type	Undivided Interest	Type of Points	Club Season	Point Value
16	026	19	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Low	3,750
16	026	38	O	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Mid	5,000
16	026	39	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Mid	5,000
16	026	50	E	2 Bedroom	1/2,652nd	Perpetual / Non-Specific	Mid	5,000

Grand Total: 2 Bedroom - 42.0 intervals = 459,500 Points

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 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: \$301,516.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due: \$ 1,177.80

- 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 *Stewart* Capacity Authorized Rep

Signature _____ Capacity _____

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

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: First American Trust, FSB
 Address: 421 North Main Street
 City: Santa Ana
 State: CA Zip: 92701

COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)
 Print Name: First American Title Escrow # 3976887
 Address: 400 South Rampart Blvd, Suite 290
 City: Las Vegas State: NV Zip: 89145

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