

Recording Requested By:  
Stewart Title Guaranty Company

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Holiday Inn Club Vacations Incorporated  
9271 South John Young Parkway  
Orlando, Florida 32819  
Attention: John C. Alvarez, Esq.

MAIL TAX STATEMENTS TO:

Holiday Inn Club Vacations Incorporated  
9271 South John Young Parkway  
Orlando, Florida 32819  
Attention: John C. Alvarez, Esq.

APN: 1319-30-721-002  
1319-30-721-016  
1319-30-724-001  
1319-30-724-004  
1319-30-724-019  
1319-30-724-004  
1319-30-645-003  
1319-30-645-003



KAREN ELLISON, RECORDER

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R.P.T.T \$ 76.05

(Space above line for Recorder's use only)

**GRANT BARGAIN SALE DEED**  
**[Ridge Tahoe]**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Resort Investment Capital, LLC**, a Nevada limited liability company ("**Grantor**"), whose address is 10663 Professional Circle, Suite A, Reno, Nevada 89521, does hereby Grant, Bargain, Sell and Convey to **Holiday Inn Club Vacations Incorporated**, a Delaware corporation ("**Grantee**"), whose address is 9271 South John Young Parkway, Orlando, Florida 32819, that certain real property in the County of Douglas, State of Nevada, more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "**Property**").

SUBJECT TO the matters set forth in **Exhibit "B"** attached hereto and incorporated herein by this reference, which shall not operate to reimpose the same.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth below.

Dated: November 12, 2019.

**Resort Investment Capital, LLC**, a Nevada limited liability company

By: **ADW Resales, LLC**, a Nevada limited liability company, its Manager

By:   
Lex Adams, Manager

STATE OF Nevada

COUNTY OF Washoe

This instrument was acknowledged before me on this 8<sup>th</sup> day of November, 2019 by Lex Adams, as Manager of ADW Resales, LLC, as Manager of Resort Investment Capital, LLC, a Nevada limited liability company.



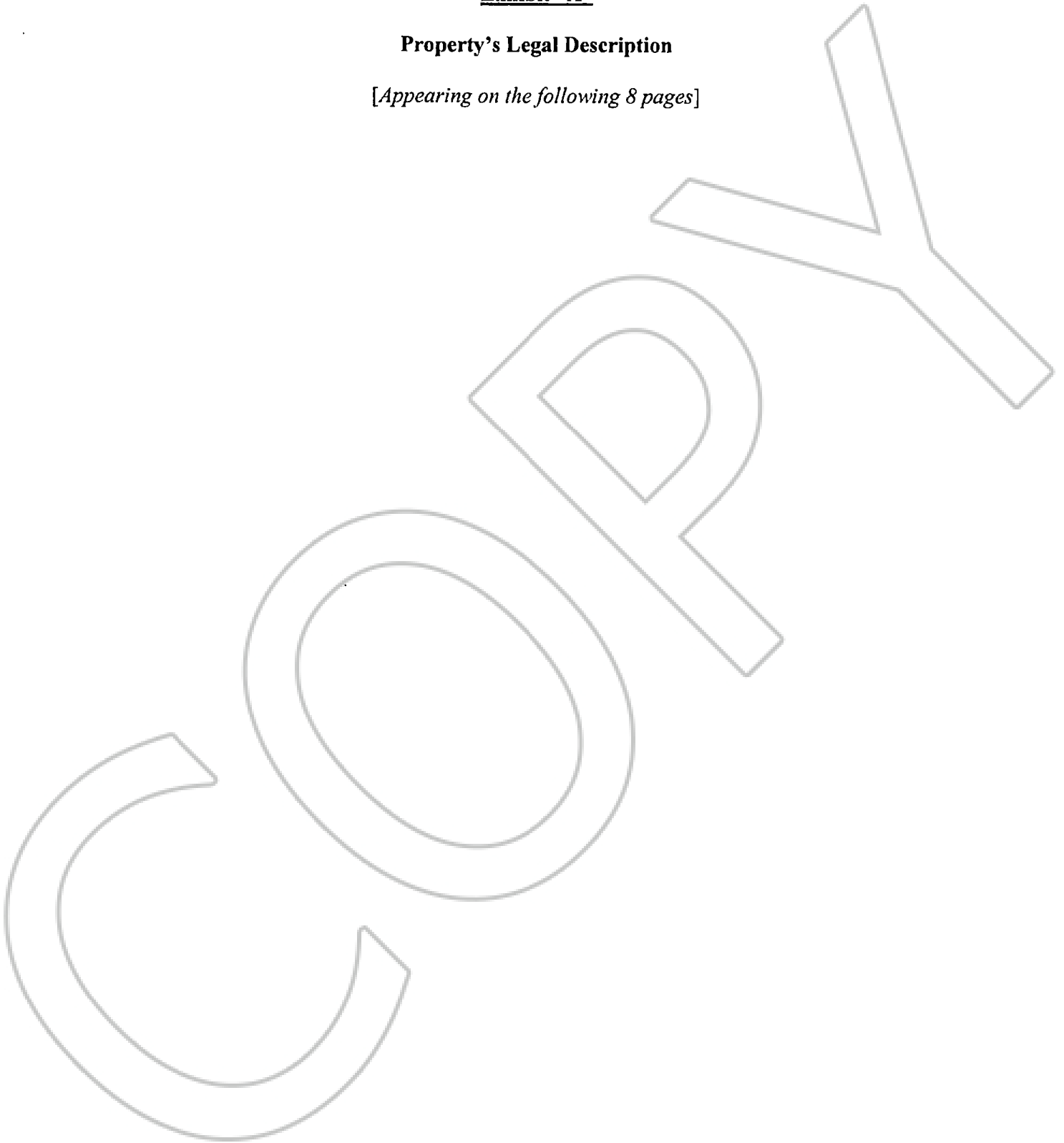
  
NOTARY PUBLIC

My commission expires: 01/19/22

**Exhibit "A"**

**Property's Legal Description**

*[Appearing on the following 8 pages]*



LEGAL DESCRIPTION FOR RIDGE TAHOE  
LOT 31 (ANNUAL)

The land referred to herein is situated in the

State of Nevada

County of Douglas

and is described as follows:

**An undivided 1/51st interest** as tenants in common in and to that certain real property and improvements as follows:

(A) **An undivided 1/20th interest in and to Lot 31** as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 081 through 100 (inclusive) as shown on Tahoe Village Unit No. 3, Fifth Amended Map, recorded October 29, 1981, as Document No. 61612, as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661; and

(B) **Unit No. 082** as shown and defined on said last mentioned map as corrected by said Certificate of Amendment; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase II recorded February 14, 1984, as Document No. 096759, as amended by document recorded October 15, 1990, as Document No. 236690, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in **Lots 31, 32 or 33 only, for one week each year in the "Summer" Season** as defined in and in accordance with said Declarations.

**A Portion of APN: 1319-30-721-002**

Inventory ID No. 3108212A\*

\* The Inventory ID Number is not a part of the legal description, and is attached for reference purposes only.

LEGAL DESCRIPTION FOR RIDGE TAHOE  
LOT 31 (ANNUAL)

The land referred to herein is situated in the

**State of Nevada**

**County of Douglas**

and is described as follows:

**An undivided 1/51st interest** as tenants in common in and to that certain real property and improvements as follows:

(A) **An undivided 1/20th interest in and to Lot 31** as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 081 through 100 (inclusive) as shown on Tahoe Village Unit No. 3, Fifth Amended Map, recorded October 29, 1981, as Document No. 61612, as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661; and

(B) **Unit No. 095** as shown and defined on said last mentioned map as corrected by said Certificate of Amendment; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase II recorded February 14, 1984, as Document No. 096759, as amended by document recorded October 15, 1990, as Document No. 236690, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in **Lots 31, 32 or 33 only, for one week each year in the "Winter" Season** as defined in and in accordance with said Declarations.

**A Portion of APN: 1319-30-721-016**

Inventory ID No. 3109546A\*

\* The Inventory ID Number is not a part of the legal description, and is attached for reference purposes only.

LEGAL DESCRIPTION FOR RIDGE TAHOE  
LOT 34 (ANNUAL)

The land referred to herein is situated in the

**State of Nevada**

**County of Douglas**

and is described as follows:

**An undivided 1/51st interest** as tenants in common in and to that certain real property and improvements as follows:

(A) **An undivided 1/38th interest in and to Lot 34** as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and

(B) **Unit No. 001** as shown and defined on said Condominium Plan; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe recorded August 21, 1984, as Document No. 097150, as amended, by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in the same unit type conveyed, in **Lot 34 only, for one week each year in the "Swing" Season** as defined in and in accordance with said Declarations.

**A Portion of APN: 1319-30-724-001**

Inventory ID No. 3400149A\*

\* The Inventory ID Number is not a part of the legal description, and is attached for reference purposes only.

LEGAL DESCRIPTION FOR RIDGE TAHOE  
LOT 34 (EVEN)

The land referred to herein is situated in the

State of Nevada

County of Douglas

and is described as follows:

**An undivided 1/102nd interest** as tenants in common in and to that certain real property and improvements as follows:

(A) **An undivided 1/38th interest in and to Lot 34** as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and

(B) **Unit No. 004** as shown and defined on said Condominium Plan; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe recorded August 21, 1984, as Document No. 097150, as amended, by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in the same unit type, in **Lot 34 only, for one week every other year in Even-numbered years in the "Swing" Season** as defined in and in accordance with said Declarations.

**A Portion of APN: 1319-30-724-004**

Inventory ID No. 3400450C\*

\* The Inventory ID Number is not a part of the legal description, and is attached for reference purposes only.

LEGAL DESCRIPTION FOR RIDGE TAHOE  
LOT 34 (ODD)

The land referred to herein is situated in the

**State of Nevada**

**County of Douglas**

and is described as follows:

**An undivided 1/102nd interest** as tenants in common in and to that certain real property and improvements as follows:

(A) **An undivided 1/38th interest in and to Lot 34** as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and

(B) **Unit No. 018** as shown and defined on said Condominium Plan; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe recorded August 21, 1984, as Document No. 097150, as amended, by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in the same unit type, in **Lot 34 only, for one week every other year in Odd-numbered years in the "Prime" Season** as defined in and in accordance with said Declarations.

**A Portion of APN: 1319-30-724-019**

Inventory ID No. 3401825B\*

\* The Inventory ID Number is not a part of the legal description, and is attached for reference purposes only.



LEGAL DESCRIPTION FOR RIDGE TAHOE  
LOT 34 (EVEN)

The land referred to herein is situated in the

**State of Nevada**

**County of Douglas**

and is described as follows:

**An undivided 1/102nd interest** as tenants in common in and to that certain real property and improvements as follows:

(A) **An undivided 1/38th interest in and to Lot 34** as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and

(B) **Unit No. 033** as shown and defined on said Condominium Plan; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe recorded August 21, 1984, as Document No. 097150, as amended, by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in the same unit type, in **Lot 34 only, for one week every other year in Even-numbered years in the "Prime" Season** as defined in and in accordance with said Declarations.

**A Portion of APN: 1319-30-724-004**

Inventory ID No. 3403314C\*

\* The Inventory ID Number is not a part of the legal description, and is attached for reference purposes only.

LEGAL DESCRIPTION FOR RIDGE TAHOE  
LOT 42 (EVEN)

The land referred to herein is situated in the

State of Nevada

County of Douglas

and is described as follows:

**An undivided 1/102nd interest** as tenants in common in and to that certain real property and improvements as follows:

(A) **An undivided 1/48ths interest in and to Lot 42** as shown on Tahoe Village Unit No. 3 - 14th Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and

(B) **Unit No. 258** as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in **Lot 42 only, for one week every other year in Even-numbered years** in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

**A Portion of APN: 1319-30-645-003**

Inventory ID No. 4225847C\* \* The Inventory ID Number is not a part of the legal description and is attached for reference purposes only.

LEGAL DESCRIPTION FOR RIDGE TAHOE  
LOT 42 (ODD)

The land referred to herein is situated in the

**State of Nevada**

**County of Douglas**

and is described as follows:

**An undivided 1/102nd interest** as tenants in common in and to that certain real property and improvements as follows:

(A) **An undivided 1/48ths interest in and to Lot 42** as shown on Tahoe Village Unit No. 3 - 14th Amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and

(B) **Unit No. 300** as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting the Ridge Tahoe recorded June 9, 1995, as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in **Lot 42 only, for one week every other year in Odd-numbered years** in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3 - 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;

thence S. 14°00'00" W. along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

**A Portion of APN: 1319-30-645-003**

Inventory ID No. 423001 IB\* \* The Inventory ID Number is not a part of the legal description and is attached for reference purposes only.

## Exhibit "B"

### **Permitted Exceptions**

1. Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions in the instrument recorded January 11, 1973 in Book 173, Page ww9, as Document No. 63681 of Official Records but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), of the United States Code.
2. Covenants, conditions and restrictions in the instrument recorded July 26, 1989, in Book 789, Page 3011, as Document No. 207446 of Official Records but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), of the Unites States Codes.
3. An easement for snow removal and the right to cross and re-cross and incidental purposes recorded October 29, 1981 as Document No. 61613 and re-recorded December 8, 1981, as Document No. 63026 of Official Records.

Affects: The most Westerly portion of the project common area

4. Covenants, conditions and restrictions in the instrument recorded February 14, 1984 in Book 284, Page 5202, as Document No. 96758 of Official Records but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), of the United States Codes.
5. Covenants, conditions and Restrictions were amended by an instrument recorded June 23, 1988 in Book 688, Page 3716, as Document No. 207953, of Official Records.
6. Covenants, Conditions and Restrictions were amended by an instrument recorded August 3, 1989 in Book 889, Page 382, as Document No. 18062, of Official Records.
7. Covenants, Conditions and Restrictions were amended by an instrument recorded March 20, 1992 in Book 392, Page 3354, as Document No. 273695, of Official Records.
8. By-Laws of THE TAHOE VILLAGE HOMEOWNERS' ASSOCIATION, a

non-profit corporation, dated November 21, 1985 and recorded November 26, 1985, in Book 1185 of Official Records at Page 2763, Douglas County, Nevada as Document No. 127487.

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) A portion of 1319-30-<See Exhibit 'A'>  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

2. Type of Property
- |   |   |
|---|---|
| a) <input type="checkbox"/> Vacant Land                       | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse                      | d) <input type="checkbox"/> 2-4 Plex                |
| e) <input type="checkbox"/> Apartment Bldg.                   | f) <input type="checkbox"/> Commercial/Industrial   |
| g) <input type="checkbox"/> Agricultural                      | h) <input type="checkbox"/> Mobile Home             |
| i) <input checked="" type="checkbox"/> Other <u>Timeshare</u> |   |

3. Total Value/Sales Price of Property \$19,250.00  
 Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \$19,250.00  
 Real Property Transfer Tax Due: \$76.05 ✓

- 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 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: *Alte Hannum, agent* Capacity: Grantor

Signature: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**

Print Name: Resort Investment Capital, LLC  
 Address: 10663 Professional Circle Suite A  
 City/State/Zip Reno, NV 89521

**BUYER (GRANTEE) INFORMATION**

Print Name: Holiday Inn Club Vacations Incorporated  
 Address: 9271 South John Young Parkway  
 City/State/Zip Orlando, FL 32819

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

Company Name: Stewart Title Guaranty Company Escrow No RIC, LLC  
 Address: 3476 Executive Pointe Way #16  
 City Carson City State: NV Zip 89706