

Recording Requested By:
Stewart Title Guaranty Company

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:



KAREN ELLISON, RECORDER

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: 1319-30-519-(See Exhibits for
complete APNs)

R.P.T.T. \$1,585.35 (Space above line for Recorder's use only)

GRANT BARGAIN SALE DEED
[Ridgeview POA]

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Ridgeview Property Owners' Association**, a Nevada non-profit corporation ("**Grantor**"), whose address is c/o Manager, 311 Tramway Drive, Stateline, Nevada 89449, 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.

Ridgeview Property Owners' Association, a
Nevada non-profit corporation

By: *Gloria Sprague*
Name: Gloria Sprague
Title: President

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of November, 2019 by _____, as _____ of Ridgeview Property Owners' Association, a Nevada non-profit corporation.

See Attached Acknowledgement

NOTARY PUBLIC

My commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 California)

County of Fresno)

On 10/30/2019 before me, _____
Date

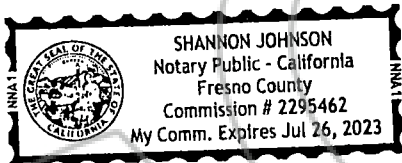
Shannon Johnson Notary Public
Here Insert Name and Title of the Officer

personally appeared Blair Ann Sprague
Name(s) of Signer(s)

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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Shannon Johnson
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Bargain Sale Deed Document Date: 10/30/19
Number of Pages: 2 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Exhibit "A"

Property's Legal Description

[Appearing on the following 4 pages]

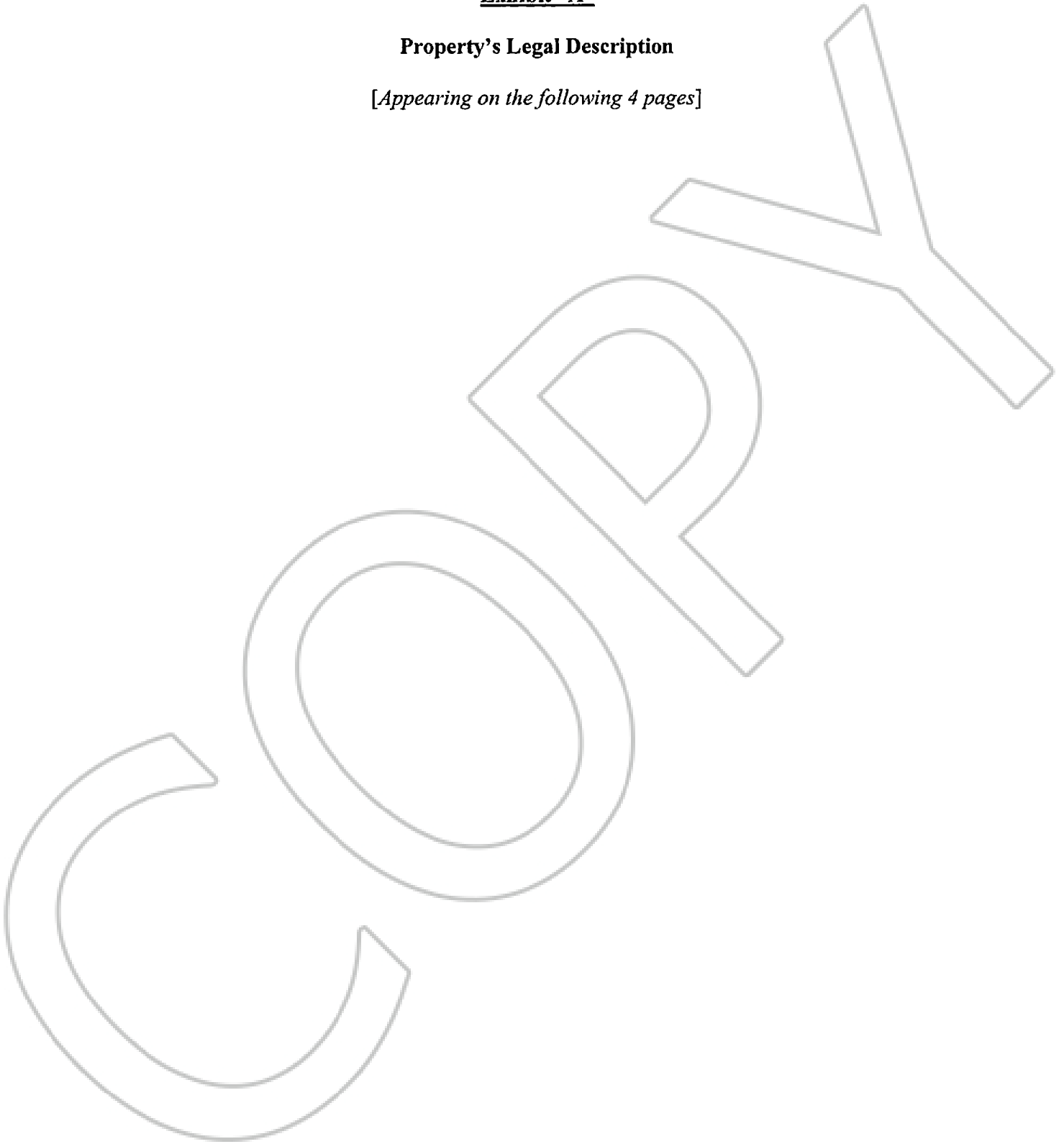


EXHIBIT "A-1"
LEGAL DESCRIPTION
FOR
TAHOE RIDGE VIEW (Lot 50)

The land referred to herein is situated in the:

State of Nevada

County of Douglas

and is described as follows:

A timeshare estate comprised of:

Parcel 1:

One-hundred (100) undivided 1/51st interests as tenants in common, with each interest having a 1/51st interest in and to that certain real property and improvements as follows:

- (A) **An undivided 1/24th interest as tenants in common, in and to the Common Area of Lot 50, Tahoe Village Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Record of Survey of Boundary Line Adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.**
- (B) **A given single unit as set forth in <See Exhibit A-1a> as shown and defined on said Seventh Amended Map of Tahoe Village, Unit No. 1.**

Parcel 2:

A non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes over and on and through the Common Areas of Tahoe Village Unit No. 1, as set forth on said Ninth Amended Map of Tahoe Village, Unit No. 1, recorded on September 21, 1990, in Book 990, at Page 2906, as Document No. 235007, Official Records of Douglas County, State of Nevada.

Parcel 3:

The exclusive right to use said condominium unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1, and Parcel 2 above during one "use week" within the "<See Exhibit A-1a> use season" as said quoted terms are defined in the Declaration of Covenants, Conditions and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, as Document No. 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned "use season".

A Portion of APN: 1319-30-519-<See Exhibit A-1a>

Exhibit A-1a
Ridge View POA

Account No.	Unit	Season	APN
50-001-06-01	001	Summer	1319-30-519-001
50-001-09-01	001	Summer	1319-30-519-001
50-002-05-02	002	Summer	1319-30-519-002
50-002-08-02	002	Summer	1319-30-519-002
50-002-11-02	002	Summer	1319-30-519-002
50-002-23-02	002	Swing	1319-30-519-002
50-002-31-01	002	Swing	1319-30-519-002
50-003-11-01	003	Summer	1319-30-519-003
50-003-15-02	003	Summer	1319-30-519-003
50-003-34-01	003	Winter	1319-30-519-003
50-003-37-01	003	Winter	1319-30-519-003
50-003-38-02	003	Winter	1319-30-519-003
50-003-42-01	003	Winter	1319-30-519-003
50-003-49-01	003	Winter	1319-30-519-003
50-003-50-03	003	Winter	1319-30-519-003
50-004-39-01	004	Winter	1319-30-519-004
50-004-46-04	004	Winter	1319-30-519-004
50-004-50-01	004	Winter	1319-30-519-004
50-004-51-01	004	Winter	1319-30-519-004
50-005-03-01	005	Summer	1319-30-519-005
50-005-12-04	005	Summer	1319-30-519-005
50-005-16-03	005	Summer	1319-30-519-005
50-005-24-02	005	Swing	1319-30-519-005
50-005-45-03	005	Winter	1319-30-519-005
50-006-21-02	006	Swing	1319-30-519-006
50-007-06-01	007	Summer	1319-30-519-007
50-007-11-01	007	Summer	1319-30-519-007
50-007-44-01	007	Winter	1319-30-519-007
50-007-50-03	007	Winter	1319-30-519-007
50-008-01-01	008	Summer	1319-30-519-008
50-008-21-03	008	Swing	1319-30-519-008
50-008-28-04	008	Swing	1319-30-519-008
50-009-15-03	009	Summer	1319-30-519-009
50-009-32-04	009	Swing	1319-30-519-009
50-009-38-01	009	Winter	1319-30-519-009
50-010-18-01	010	Summer	1319-30-519-010
50-010-23-01	010	Swing	1319-30-519-010
50-010-45-01	010	Winter	1319-30-519-010
50-011-05-01	011	Summer	1319-30-519-011
50-011-22-02	011	Swing	1319-30-519-011
50-011-23-03	011	Swing	1319-30-519-011
50-011-25-03	011	Swing	1319-30-519-011
50-011-29-01	011	Swing	1319-30-519-011
50-011-45-01	011	Winter	1319-30-519-011
50-011-51-04	011	Winter	1319-30-519-011

Exhibit A-1a
Ridge View POA

Account No.	Unit	Season	APN
50-012-20-03	012	Swing	1319-30-519-012
50-012-25-02	012	Swing	1319-30-519-012
50-012-28-08	012	Swing	1319-30-519-012
50-012-29-01	012	Swing	1319-30-519-012
50-012-31-01	012	Swing	1319-30-519-012
50-012-41-01	012	Winter	1319-30-519-012
50-013-11-02	013	Summer	1319-30-519-013
50-013-42-01	013	Winter	1319-30-519-013
50-014-22-03	014	Swing	1319-30-519-014
50-014-28-05	014	Swing	1319-30-519-014
50-014-29-02	014	Swing	1319-30-519-014
50-014-45-01	014	Winter	1319-30-519-014
50-014-47-02	014	Winter	1319-30-519-014
50-015-10-02	015	Summer	1319-30-519-015
50-015-24-02	015	Swing	1319-30-519-015
50-015-25-01	015	Swing	1319-30-519-015
50-015-27-02	015	Swing	1319-30-519-015
50-015-28-01	015	Swing	1319-30-519-015
50-015-32-02	015	Swing	1319-30-519-015
50-015-48-01	015	Winter	1319-30-519-015
50-016-15-03	016	Summer	1319-30-519-016
50-016-31-03	016	Swing	1319-30-519-016
50-016-39-02	016	Winter	1319-30-519-016
50-017-22-01	017	Swing	1319-30-519-017
50-017-30-02	017	Swing	1319-30-519-017
50-017-32-01	017	Swing	1319-30-519-017
50-017-34-04	017	Winter	1319-30-519-017
50-017-36-01	017	Winter	1319-30-519-017
50-017-48-01	017	Winter	1319-30-519-017
50-018-03-03	018	Summer	1319-30-519-018
50-018-19-05	018	Swing	1319-30-519-018
50-018-31-01	018	Swing	1319-30-519-018
50-018-40-01	018	Winter	1319-30-519-018
50-018-50-02	018	Winter	1319-30-519-018
50-019-14-01	019	Summer	1319-30-519-019
50-019-25-01	019	Swing	1319-30-519-019
50-019-28-01	019	Swing	1319-30-519-019
50-019-30-01	019	Swing	1319-30-519-019
50-019-45-01	019	Winter	1319-30-519-019
50-020-09-01	020	Summer	1319-30-519-020
50-020-23-03	020	Swing	1319-30-519-020
50-020-52-04	020	Winter	1319-30-519-020
50-021-01-01	021	Summer	1319-30-519-021
50-021-22-01	021	Swing	1319-30-519-021
50-021-27-02	021	Swing	1319-30-519-021

Exhibit A-1a
Ridge View POA

Account No.	Unit	Season	APN
50-021-42-01	021	Winter	1319-30-519-021
50-022-20-03	022	Swing	1319-30-519-022
50-022-24-04	022	Swing	1319-30-519-022
50-022-26-02	022	Swing	1319-30-519-022
50-022-49-01	022	Winter	1319-30-519-022
50-023-37-02	023	Winter	1319-30-519-023
50-024-08-02	024	Summer	1319-30-519-024
50-024-14-01	024	Summer	1319-30-519-024
50-024-38-01	024	Winter	1319-30-519-024
50-024-49-02	024	Winter	1319-30-519-024



Exhibit "B"

Permitted Exceptions

1. Covenants, Conditions and Restriction set forth in the Declaration of Restrictions made by LAKE TAHOE LAND COMPANY, INC., a Nevada Corporation, recorded August 31, 1971 in Book 90 of Official Records, Page 473, Douglas County, Nevada, as Document No. 54193. Restrictions herein based on race, color, religion or national origin, if any , are deleted.
2. A Declaration of Reciprocal Covenants, executed by Lake Tahoe Land Company, Inc., a Nevada Corporation, recorded August 31, 1971 in Book 90 of Official Records, Page 485, Douglas County, Nevada, as Document No. 54194. Restrictions herein based on race, color, religion or national origin, if any, are deleted.
3. Covenants, Condition and Restrictions set forth in the Declaration of Restrictions made by Lake Tahoe Land Company, Inc., a Nevada Corporation, recorded January 11, 1973 in Book 173 of Official Records, Page 229, Douglas County, Nevada, as Document No. 63681. Restrictions herein based on race, color, religion or national origin, if any are deleted.

Said Covenants, Condition and Restrictions were modified by an instrument recorded July 2, 1976 in Book 776 of Official Records, Page 087, Douglas County, Nevada, as Document No. 01472.

The effect of a Declaration of Covenants, Conditions and Restrictions of TAHOE VILLAGE units No.'s 1, 2 and 3 dated July 22, 1989 and recorded July 26, 1989 by the TAHOE VILLAGE HOMEOWNERS ASSOCIATION in Book 789 of Official Records, Page 3011, Douglas County, Nevada as Document No. 207446.

4. Matters set forth upon that Subdivision Map entitled Tahoe Village Unit No. 1, recorded December 7, 1971 in Book 94 of Official Records, Douglas County, Nevada, at Page 203 as Document No. 55769 and that Subdivision Map entitled Tahoe Village Unit No. 1, Sixth Amended Map recorded March 5, 1982 in Book 382 of Official Records, Douglas County, Nevada, Page 278 as Document No. 65530, Including in part as follows:
 - "A. Easements for the storage of snow, as delineated on the map of said subdivision, on, over, across strips of land ten feet in width adjacent to the boundary lines which are contiguous to a public street as designated on said map.
 - B. Rights of way and easements for water, sewer, and drainage pipes, and for poles, anchors, guys, overhead and underground wires and/or cables, conduits, boxes for electric and telephone service together with any and all appurtenances thereto on, over, across and under that land lying outside the building sites as delineated on said map.
 - C. Provisions contained in the certificate of acceptance by the Board of County Commissioners, attached to said map, to wit:

"...but did not accept for public use any of the streets, roads or easements shown thereon but did reserve the right to accept said streets, roads or easements at any later date".

D. Provisions contained in the certificate by the Nevada State Health Department affixed to said map.”

5. Matters as set forth on the map and dedication sheet of the Second Amended Map of Tahoe Village Unit No. 1, including rights-of-ways and easements as set forth in said Map, filed for record November 5, 1979, as Document No. 38480, Official Records of Douglas County, State of Nevada.
6. Matters as set forth on the map and dedication sheet of the Seventh Amended Map of Tahoe Village Unit No. 1, including rights-of-ways and easements as set forth in said Map, filed for record April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada.
7. Declaration of Timeshare Covenants, Conditions and Restrictions made by Saida of Nevada, dated December 5, 1984 and recorded December 21, 1984 in Book 1284 of Official Records, Page 1993, Douglas County, Nevada, as Document No. 111558. Said Declaration was amended by an instrument recorded March 13, 1985 in Book 385 of Official Records, Page 961, Douglas County, Nevada as Document No. 114670. Restrictions herein based on race, color, religion or national origin, if any, are deleted.
8. TAHOE VILLAGE HOMEOWNERS' ASSOCIATION By-Laws, recorded November 26, 1985 in Book 1185 of Official Records, Page 2763, Douglas County, Nevada, as Document No. 127487.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) A portion of 1319-30-519-<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 \$406,205.00
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value \$406,205.00
 Real Property Transfer Tax Due: \$1,585.35 ✓

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: Ridge View Property Owner's Association
 Address: 311 Tramway Dr.
 City/State/Zip Stateline, NV 89449

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 RVPOA
 Address: 3476 Executive Pointe Way #16
 City Carson City State: NV Zip 89706