

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: 1319-30-712-001

R.P.T.T. \$657.15

(Space above line for Recorder's use only)

**GRANT BARGAIN SALE DEED
[Ridge Pointe POA]**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Ridge Pointe Property Owners' Association**, a Nevada non-profit corporation ("**Grantor**"), whose address is c/o Manager, 455 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.

Ridge Pointe Property Owners' Association, a Nevada non-profit corporation

By: *Nathaniel Schneider*
Name: Nathaniel Schneider
Title: President

STATE OF NEW YORK

COUNTY OF WESTCHESTER

This instrument was acknowledged before me on this 29 day of ~~November~~ OCTOBER, 2019 by NATHANIEL SCHNEIDER, as PRESIDENT of Ridge Pointe Property Owners' Association, a Nevada non-profit corporation.

PAUL D. STONE
Notary Public, State of NY
No. 4908952
Qualified in Westchester Co.
Commission Expires Sept. 21, ~~2020~~
2021

Paul D. Stone
NOTARY PUBLIC

My commission expires: 9/21/21

Exhibit "A"

Property's Legal Description

[Appearing on the following 6 pages]



LEGAL DESCRIPTION A-1
FOR
RIDGE POINTE

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 an undivided interest as tenants in common in and to that certain real property and improvements as follows:

Thirteen (13) 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:

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 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. 0463765; 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. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for **one Use Period each year** in accordance with said Declaration.

As shown with Interval Id # <See Exhibit A-1a>

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

LEGAL DESCRIPTION A-2
FOR
RIDGE POINTE

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 an undivided interest as tenants in common in and to that certain real property and improvements as follows:

Twenty-seven (27) undivided 1/102nd interests as tenants in common, with each interest having a 1/2652nd interest 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 - 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 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. 0463765; 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. 0463766, 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.

As shown with Interval Id # <See Exhibit A-2a>

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

LEGAL DESCRIPTION A-3
FOR
RIDGE POINTE

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 an undivided interest as tenants in common in and to that certain real property and improvements as follows:

Twenty-six (26) undivided 1/102nd interests as tenants in common, with each interest having a 1/102nd interest 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 - 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 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. 0463765; 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. 0463766, 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 Even -numbered years in accordance with said Declaration.

As shown with Interval Id # <See Exhibit A-3a>

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

**Exhibit A-1a
Ridge Pointe POA**

Account No.	Date	Current Owner	Use Year	APN
16-004-36A	10/2/2015	RPPOA	Annual	APN 1319-30-712-001
16-004-48-01	10/5/2018	RPPOA	Annual	APN 1319-30-712-001
16-004-50-01	11/29/2017	RPPOA	Annual	APN 1319-30-712-001
16-005-23-01	11/29/2017	RPPOA	Annual	APN 1319-30-712-001
16-007-12-01	9/28/2018	RPPOA	Annual	APN 1319-30-712-001
16-008-15-01	10/5/2018	RPPOA	Annual	APN 1319-30-712-001
16-012-48-01	10/5/2018	RPPOA	Annual	APN 1319-30-712-001
16-013-33-01	2/27/2018	RPPOA	Annual	APN 1319-30-712-001
16-016-34-01	10/5/2018	RPPOA	Annual	APN 1319-30-712-001
16-018-18-01	7/3/2019	RPPOA	Annual	APN 1319-30-712-001
16-020-09-01	11/29/2017	RPPOA	Annual	APN 1319-30-712-001
16-025-26-01	11/29/2017	RPPOA	Annual	APN 1319-30-712-001
16-026-17-01	9/17/2018	RPPOA	Annual	APN 1319-30-712-001

**Exhibit A-2a
Ridge Pointe POA**

Account No.	Date	Current Owner	Use Year	APN
16-002-17-71	4/1/2019	RPPOA	Odd	APN 1319-30-712-001
16-003-29-71	2/27/2018	RPPOA	Odd	APN 1319-30-712-001
16-003-38-71	11/29/2017	RPPOA	Odd	APN 1319-30-712-001
16-005-26-72	11/29/2017	RPPOA	Odd	APN 1319-30-712-001
16-006-37-72	11/29/2017	RPPOA	Odd	APN 1319-30-712-001
16-010-45-71	10/5/2018	RPPOA	Odd	APN 1319-30-712-001
16-011-09-71	11/29/2017	RPPOA	Odd	APN 1319-30-712-001
16-013-43-71	3/30/2018	RPPOA	Odd	APN 1319-30-712-001
16-014-19-71	11/29/2017	RPPOA	Odd	APN 1319-30-712-001
16-014-35-71	11/29/2017	RPPOA	Odd	APN 1319-30-712-001
16-015-15-72	11/29/2017	RPPOA	Odd	APN 1319-30-712-001
16-015-18-71	11/29/2017	RPPOA	Odd	APN 1319-30-712-001
16-015-19-72	11/29/2017	RPPOA	Odd	APN 1319-30-712-001
16-015-26-71	11/29/2017	RPPOA	Odd	APN 1319-30-712-001
16-016-36-71	11/29/2017	RPPOA	Odd	APN 1319-30-712-001
16-017-46-71	11/29/2017	RPPOA	Odd	APN 1319-30-712-001
16-018-12-72	11/29/2017	RPPOA	Odd	APN 1319-30-712-001
16-018-15-71	10/5/2018	RPPOA	Odd	APN 1319-30-712-001
16-018-22-72	12/22/2017	RPPOA	Odd	APN 1319-30-712-001
16-020-14-72	2/27/2018	RPPOA	Odd	APN 1319-30-712-001
16-020-27-72	11/29/2017	RPPOA	Odd	APN 1319-30-712-001
16-021-07-72	9/29/2017	RPPOA	Odd	APN 1319-30-712-001
16-022-46-71	11/29/2017	RPPOA	Odd	APN 1319-30-712-001
16-023-37-71	2/8/2019	RPPOA	Odd	APN 1319-30-712-001
16-023-38-72	1/22/2019	RPPOA	Odd	APN 1319-30-712-001
16-024-46-71	11/29/2017	RPPOA	Odd	APN 1319-30-712-001
16-025-22-71	10/5/2018	RPPOA	Odd	APN 1319-30-712-001

**Exhibit A-3a
Ridge Pointe POA**

Account No.	Date	Current Owner	Use Year	APN
16-002-47-81	10/5/2018	RPPOA	Even	APN 1319-30-712-001
16-003-18-82	10/5/2018	RPPOA	Even	APN 1319-30-712-001
16-003-38-81	10/5/2018	RPPOA	Even	APN 1319-30-712-001
16-003-51-82	10/5/2018	RPPOA	Even	APN 1319-30-712-001
16-005-30-81	10/5/2018	RPPOA	Even	APN 1319-30-712-001
16-006-02-81	10/5/2018	RPPOA	Even	APN 1319-30-712-001
16-006-28-81	1/9/2019	RPPOA	Even	APN 1319-30-712-001
16-007-17-81	2/27/2018	RPPOA	Even	APN 1319-30-712-001
16-007-25-81	10/5/2018	RPPOA	Even	APN 1319-30-712-001
16-007-50-81	10/5/2018	RPPOA	Even	APN 1319-30-712-001
16-010-43-82	10/5/2018	RPPOA	Even	APN 1319-30-712-001
16-010-46-81	10/5/2018	RPPOA	Even	APN 1319-30-712-001
16-012-17-81	10/5/2018	RPPOA	Even	APN 1319-30-712-001
16-013-27-81	10/5/2018	RPPOA	Even	APN 1319-30-712-001
16-015-04-81	11/29/2017	RPPOA	Even	APN 1319-30-712-001
16-015-15-82	9/28/2018	RPPOA	Even	APN 1319-30-712-001
16-015-30-81	11/29/2017	RPPOA	Even	APN 1319-30-712-001
16-018-02-82	2/27/2018	RPPOA	Even	APN 1319-30-712-001
16-018-10-81	10/5/2018	RPPOA	Even	APN 1319-30-712-001
16-018-49-81	1/2/2019	RPPOA	Even	APN 1319-30-712-001
16-020-03-81	4/26/2019	RPPOA	Even	APN 1319-30-712-001
16-020-07-82	10/2/2018	RPPOA	Even	APN 1319-30-712-001
16-021-23-82	8/30/2018	RPPOA	Even	APN 1319-30-712-001
16-022-04-81	10/5/2018	RPPOA	Even	APN 1319-30-712-001
16-024-01-82	10/5/2018	RPPOA	Even	APN 1319-30-712-001
16-024-10-81	10/5/2018	RPPOA	Even	APN 1319-30-712-001

Exhibit "B"

Permitted Exceptions

1. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on the Subdivision map referenced in the legal description contained herein.
2. By-Laws of the Tahoe Village Homeowners Association, a non-profit Corporation, dated November 21, 1985, recorded November 26, 1985, in Book 1185, Page 2763, as Document No. 127487, Official Records of Douglas County, Nevada.
3. Covenants, Conditions and Restrictions contained in a Declaration of Restrictions Recorded : July 26, 1989 in Book 789, Page 3011, as Document No. 207446 Official Records of Douglas County, Nevada.
4. Easements, dedications, reservations, provisions relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on the Amended Subdivision Map referenced in the legal described contained herein.
5. Covenants, Conditions, Restrictions, Easements, Liens and Charges contained in a Declaration Recorded : November 5, 1997 in Book 1197, Page 678, as Document No. 425591 Official Records of Douglas County, Nevada.

Said Covenants, Conditions and Restrictions have been amended by an instrument
Dated : February 23, 1999
Executed by : Ridge Pointe Limited Partnership, a Nevada limited partnership
Recorded : March 19, 1999 in Book 399, Page 4625, Document No. 463766
Official Records, Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) A portion of 1319-30-712-001
 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 \$168,428.00
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value \$168,428.00
 Real Property Transfer Tax Due: \$657.15 ✓

- 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: *Alita Hannum, agent* Capacity: Grantor

Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION

Print Name: Ridge Pointe Property
Owner's Association
 Address: 455 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 RPPOA
 Address: 3476 Executive Pointe Way #16
 City Carson City State: NV Zip 89706