

APN: 1319-30-519-(See Exhibits for complete APN's)



R.P.T.T. \$-0- (#3)

KAREN ELLISON, RECORDER E03

Recording Requested By:  
**Stewart Vacation Ownership**

Mail Tax Statement to:  
Holiday Inn Club Vacations Incorporated  
9271 South John Young Parkway  
Orlando, FL 32819  
Attention: John C. Alvarez, Esq.

When Recorded Mail to:  
Holiday Inn Club Vacations Incorporated  
9271 South John Young Parkway  
Orlando, FL 32819  
Attention: John C. Alvarez, Esq.

GRANT BARGAIN SALE DEED  
(Title of Document)

------(Only use if applicable)-----  
The undersigned hereby affirms that the document submitted for recording contains personal information as required by law: (check applicable)

- Affidavit of Death of Trustee – NRS 440.380(1)(A) & NRS 40.525(5)
- Judgment – NRS 17.150(4)
- Military Discharge – NRS 419.020(2)

*Aleta Hannum* Signature

Aleta Hannum Printed Name

This document is being (re-)recorded to correct the Assessor's Parcel Numbers on the attached Exhibits. Transfer tax of \$546.00 was paid with the recording of the original document on November 12, 2019 as Document #2019-938090.

This page added to provide additional information required by NRS 111.312 Sections 1-2.  
(Additional recording fee applies)

This cover page must be typed.

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)

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R.P.T.T. \$546.00 (Space above line for Recorder's use only)

**GRANT BARGAIN SALE DEED**  
**[Resorts West Vacation Club]**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Resorts West Vacation Club**, a Nevada non-profit corporation ("**Grantor**"), whose address is c/o Manager, 10663 Professional Circle, 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.

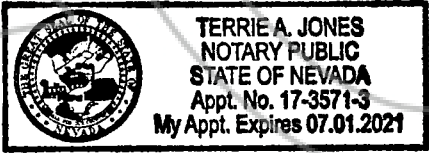
Dated: November 12, 2019.

**Resorts West Vacation Club, a  
Nevada non-profit corporation**

By: *Angel Naves*  
Name: Angel Naves  
Title: President

STATE OF Nevada  
COUNTY OF Douglas

This instrument was acknowledged before me on this 1<sup>st</sup> day of November, 2019 by Angel Naves, as President of Resorts West Vacation Club, a Nevada non-profit corporation.



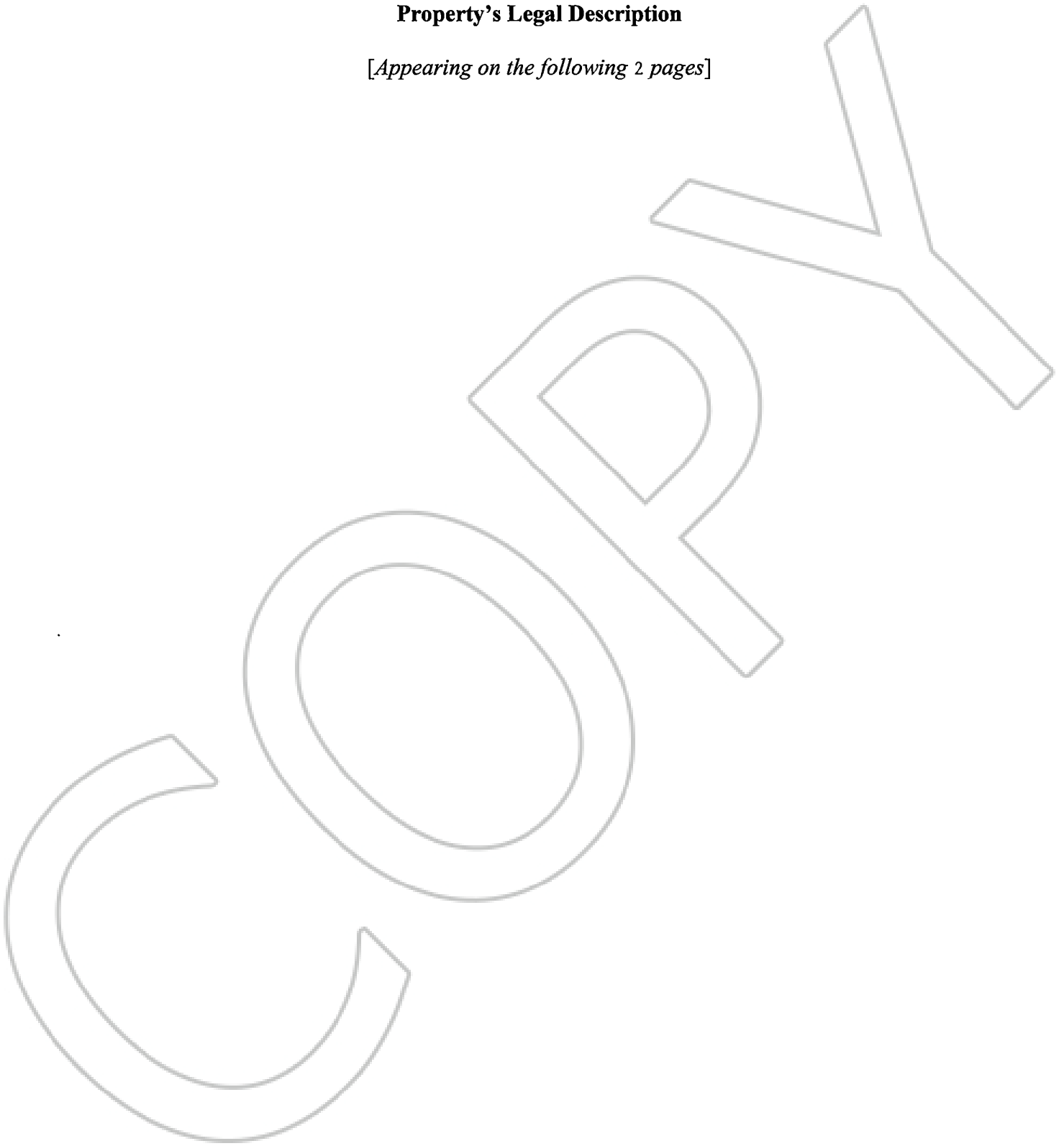
*Terrie A Jones*  
NOTARY PUBLIC

My commission expires: 07/01/2021

**Exhibit "A"**

**Property's Legal Description**

*[Appearing on the following 2 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:**

Forty (40) undivided 1/51<sup>st</sup> interests as tenants in common, with each interest having a 1/51<sup>st</sup> interest in and to that certain real property and improvements as follows:

- (A) An undivided 1/24<sup>th</sup> 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 Club

Interval No.	Inventory ID	Unit	Season	APN	
50-001-01-01	5000101A	001	Summer	<del>1319-30-742-004</del>	519-001
50-001-02-01	5000102A	001	Summer	<del>1319-30-742-004</del>	519-001
50-001-03-04	5000103A	001	Summer	<del>1319-30-742-004</del>	519-001
50-001-05-01	5000105A	001	Summer	<del>1319-30-742-004</del>	519-001
50-001-08A	5000108A	001	Summer	<del>1319-30-742-004</del>	519-001
50-001-10-01	5000110A	001	Summer	<del>1319-30-742-004</del>	519-001
50-001-13-01	5000113A	001	Summer	<del>1319-30-742-004</del>	519-001
50-001-15A	5000115A	001	Summer	<del>1319-30-742-004</del>	519-001
50-001-16-06	5000116A	001	Summer	<del>1319-30-742-004</del>	519-001
50-001-18A	5000118A	001	Summer	1319-30-519-001	
50-002-02-01	5000202A	002	Summer	<del>1319-30-742-002</del>	519-002
50-002-06-03	5000206A	002	Summer	<del>1319-30-742-002</del>	519-002
50-002-16A	5000216A	002	Summer	1319-30-519-002	
50-002-18A	5000218A	002	Summer	<del>1319-30-742-002</del>	519-002
50-001-21-02	5000121A	001	Swing	<del>1319-30-742-004</del>	519-001
50-001-23-01	5000123A	001	Swing	<del>1319-30-742-004</del>	519-001
50-001-24A	5000124A	001	Swing	1319-30-519-001	
50-001-28-03	5000128A	001	Swing	<del>1319-30-742-004</del>	519-001
50-001-30A	5000130A	001	Swing	<del>1319-30-742-004</del>	519-001
50-001-32A	5000132A	001	Swing	1319-30-519-001	
50-002-21-02	5000221A	002	Swing	<del>1319-30-742-002</del>	519-002
50-002-22A	5000222A	002	Swing	<del>1319-30-742-002</del>	519-002
50-002-24A	5000224A	002	Swing	<del>1319-30-742-002</del>	519-002
50-002-25-02	5000225A	002	Swing	<del>1319-30-742-002</del>	519-002
50-002-27A	5000227A	002	Swing	<del>1319-30-742-002</del>	519-002
50-002-28A	5000228A	002	Swing	<del>1319-30-742-002</del>	519-002
50-002-32-01	5000232A	002	Swing	<del>1319-30-742-002</del>	519-002
50-001-34A	5000134A	001	Winter	<del>1319-30-742-004</del>	519-001
50-001-35A	5000135A	001	Winter	<del>1319-30-742-004</del>	519-001
50-001-37-03	5000137A	001	Winter	<del>1319-30-742-004</del>	519-001
50-001-41-03	5000141A	001	Winter	<del>1319-30-742-004</del>	519-001
50-001-43A	5000143A	001	Winter	<del>1319-30-742-004</del>	519-001
50-001-44A	5000144A	001	Winter	<del>1319-30-742-004</del>	519-001
50-001-46-01	5000146A	001	Winter	<del>1319-30-742-004</del>	519-001
50-001-47A	5000147A	001	Winter	<del>1319-30-742-004</del>	519-001
50-001-48A	5000148A	001	Winter	<del>1319-30-742-004</del>	519-001
50-001-51A	5000151A	001	Winter	<del>1319-30-742-004</del>	519-001
50-002-35A	5000235A	002	Winter	<del>1319-30-742-002</del>	519-002
50-002-42A	5000242A	002	Winter	1319-30-519-002	
50-002-43-01	5000243A	002	Winter	1319-30-519-002	

## 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 HOMEWONERS 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
13. 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.
  14. 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.
  15. 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.
  16. 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 portion of 1319-30-519 <See Exhibit 'A'>  
 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 \_\_\_\_\_ \$-0-  
 Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \_\_\_\_\_ \$-0-  
 Real Property Transfer Tax Due: \_\_\_\_\_ \$-0-

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: #3  
 This document is being re-recorded to correct the APN's shown on the legal descriptions. Transfer tax was paid with document #2019-938090.
- 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: *Walter Hennum, agent* Capacity: Grantor

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

**SELLER (GRANTOR) INFORMATION**

Print Name: Resorts West Vacation Club  
 Address: 10663 Professional Circle  
 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 RWVC RV  
 Address: 3476 Executive Pointe Way #16  
 City Carson City State: NV Zip 89706