

A portion of APN: 1319-30-645-003  
RPTT \$5.85 / 42-271-04-01 / 20201258

DOUGLAS COUNTY, NV      **2020-945618**  
RPTT:\$5.85 Rec:\$40.00  
\$45.85      Pgs=2      **05/05/2020 10:02 AM**  
VACATION OWNERSHIP TITLE AGENCY  
KAREN ELLISON, RECORDER

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE, made **February 13, 2020**  
between Bruce Hungate & Lisa Hungate, husband and wife (Grantors)  
and **Holiday Inn Club Vacations Incorporated**,  
a Delaware corporation (the "**Grantee**");

**WITNESSETH:**

That Grantor, in consideration for the sum of \$10.00, lawful money of the United States of America and other good and valuable consideration, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property (the "**Property**") located and situated in Douglas County, State of Nevada, more particularly described on (Exhibit "A");

TOGETHER with the tenements, hereditament and appurtenances there unto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

TO HAVE AND TO HOLD all and singular the premises, together with appurtenances, unto the said Grantee and Grantee's assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

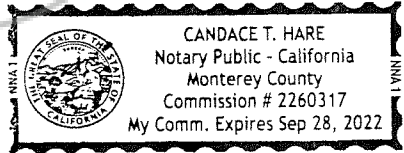
Grantor:

STATE OF California )  
COUNTY OF Monterey ) SS

B Hungate  
Bruce Hungate  
L Hungate  
Lisa Hungate

This instrument was acknowledged before me on 02/24/2020 by Bruce Hungate & Lisa Hungate.

[Signature]  
\_\_\_\_\_  
Notary Public



**WHEN RECORDED MAIL TO**  
Holiday Inn Club Vacations Incorporated  
Attn: Wilson Title Services  
9271 S. John Young Parkway  
Orlando, Florida 32819

**MAIL TAX STATEMENTS TO:**  
Holiday Inn Club Vacations Incorporated  
Attn: Tax Department  
9271 S. John Young Parkway  
Orlando, Florida 32819

**EXHIBIT "A"**

**(42)**

**An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48<sup>ths</sup> interest in and to Lot 42 as shown on Tahoe Village Unit No. 3 - 14<sup>th</sup> 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. 271 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 each year 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 - 13<sup>th</sup> 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 13<sup>th</sup> 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**

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) A portion of: 1319-30-645-003  
 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: \$ 1050.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 1050.00  
 Real Property Transfer Tax Due: \$ 5.85

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100.0%

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 *Natalie Hays* Capacity \_\_\_\_\_ Agent  
 Signature *Bruce Hungate* Capacity \_\_\_\_\_ Seller

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Bruce Hungate & Lisa Hungate  
 Address: 33 Poppy Road  
 City: Carmel Valley  
 State: CA Zip: 93924

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Holiday Inn Club Vacations Inc. A Delaware Corporation  
 Address: 9721 Spencer Street, Suite A62  
 City: Orlando  
 State: FL Zip: 32819

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Vacation Ownership Title Agency, Inc Escrow # 20201258  
 Address: 3476 Executive Point Way #16  
 City: Carson City State: NV Zip: 89706

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