

DOUGLAS COUNTY, NV

2020-946551

RPTT:\$39.00 Rec:\$40.00

\$79.00 Pgs=3

05/26/2020 08:44 AM

WILSON TITLE SERVICES

KAREN ELLISON, RECORDER

APN#: 1319-30-712-001

After Recording Send Tax Statements to:

Holiday Inn Club Vacations Incorporated
9271 S. John Young Pkwy.
Orlando, FL 32819

After Recording Return to:

Wilson Title Services, LLC
4045 S. Spencer Street, Suite A62
Las Vegas, NV 89119

GRANT, BARGAIN AND SALE DEED

THIS DEED is made this 17th day of February, 2020, Winston A. Escobar And Telesflora B. Escobar, Husband and Wife, As Joint Tenants with Full Right of Survivorship, by and between , whose address is c/o The Ridge Pointe Property Owners Association, Inc., a Nevada non-profit corporation, whose mailing address is 455 Tramway Drive, Stateline, Nevada 89449 ("Grantor"), and **Holiday Inn Club Vacations Incorporated**, a Delaware corporation, whose mailing address is 9271 S. John Young Pkwy., Orlando, Florida 32819 ("Grantee").

WITNESSETH:

Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, the real property more particularly described as follows (the "Property"):

An undivided 1/102nd interest 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 may be amended, supplemented,



Ridge Pointe - Warranty Deed
6752498



and amended and restated from time to time (the "Declaration"), 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.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the Property. All of the foregoing together with all personal property associated therewith is part of the Property described above.

SUBJECT TO: (i) any and all rights, rights of way, reservations, restrictions, agreements, covenants, encumbrances, easements, mineral exceptions and reservations, and all conditions of record; (ii) the Declaration; and (iii) Real Estate Taxes that are currently not due and payable but are a lien against the Property.

TITLE TO THE PROPERTY is herein transferred with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and revisions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, the said Property unto the said Grantee, their heirs and successors and assigns forever in fee simple.

IN WITNESS WHEREOF, Grantor has executed this Grant, Bargain and Sale Deed on the date set forth above.

"Grantor"

By: [Signature]

Print name: Winston A. Escobar

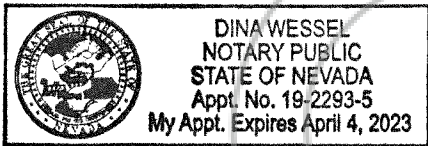
By: [Signature]

Print name: Telesflora B. Escobar

STATE OF Nevada

COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 17TH day of FEBRUARY, 2020, by Winston A. Escobar, who is personally known to me or presented CA License C1620099 as identification.



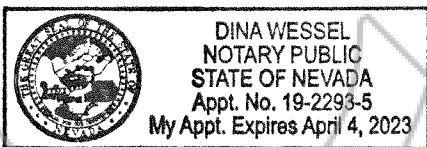
[Signature]
Notary Public

My Commission Expires: 4-4-2023

STATE OF Nevada

COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 17TH day of FEBRUARY, 2020, by Telesflora B. Escobar, who is personally known to me or presented C4177915 as identification.



[Signature]
Notary Public

My Commission Expires: 4-4-2023

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-30-712-001
- b) _____
- c) _____
- d) _____

2. Type of Property

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhs
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other Timeshare

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \$10,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$10,000.00
 Real Property Transfer Tax Due \$ 39.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 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: _____ Capacity: Agent
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Winston A. Escobar
 Address: c/o RPPOA 455 Tramway Dr.
 City: Statlina
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Holiday Inn Club Vacations Incorporated
 Address: 9271 S John Young Pkwy
 City: Orlando
 State: Florida Zip: 32819

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Wilson Title Services File Number: 6 7 5 2 4 9 8
 Address: 4045 S Spencer St, A62
 City: Las Vegas State: NV Zip: 89119

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