

APN#: 1319-30-631-<See "Exhibit A-1">

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

DOUGLAS COUNTY, NV
RPTT:\$1023.75 Rec:\$40.00
\$1,063.75 Pgs=8
WILSON TITLE SERVICES
KAREN ELLISON, RECORDER

2020-947090
06/04/2020 09:20 AM

GRANT, BARGAIN AND SALE DEED

[Ridge Crest]

THIS DEED is made this 3rd day of June, 2020, by and between **HOLIDAY INN CLUB VACATIONS INCORPORATED**, a Delaware corporation, whose mailing address is 9271 S. John Young Pkwy., Orlando, Florida 32819 ("Grantor"), and **CHICAGO TITLE TIMESHARE LAND TRUST, INC.**, a Florida corporation, solely as Trustee of Land Trust No. 2017-OL1 (a.k.a. Orange Lake Land Trust), whose mailing address is 2400 Maitland Center Parkway, Suite 110, Maitland, Florida 32751 ("Grantee") under that certain Trust Agreement for Orange Lake Land Trust (Trust No. 2017-OL1) dated December 15, 2017 as hereinafter described.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and limited liability companies.)

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, certain real property situate, lying and being in Douglas County, Nevada, and being more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property").

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 replacements and additions shall also be covered by this Deed. All of the foregoing together with all personal property associated therewith is part of the Property described above.

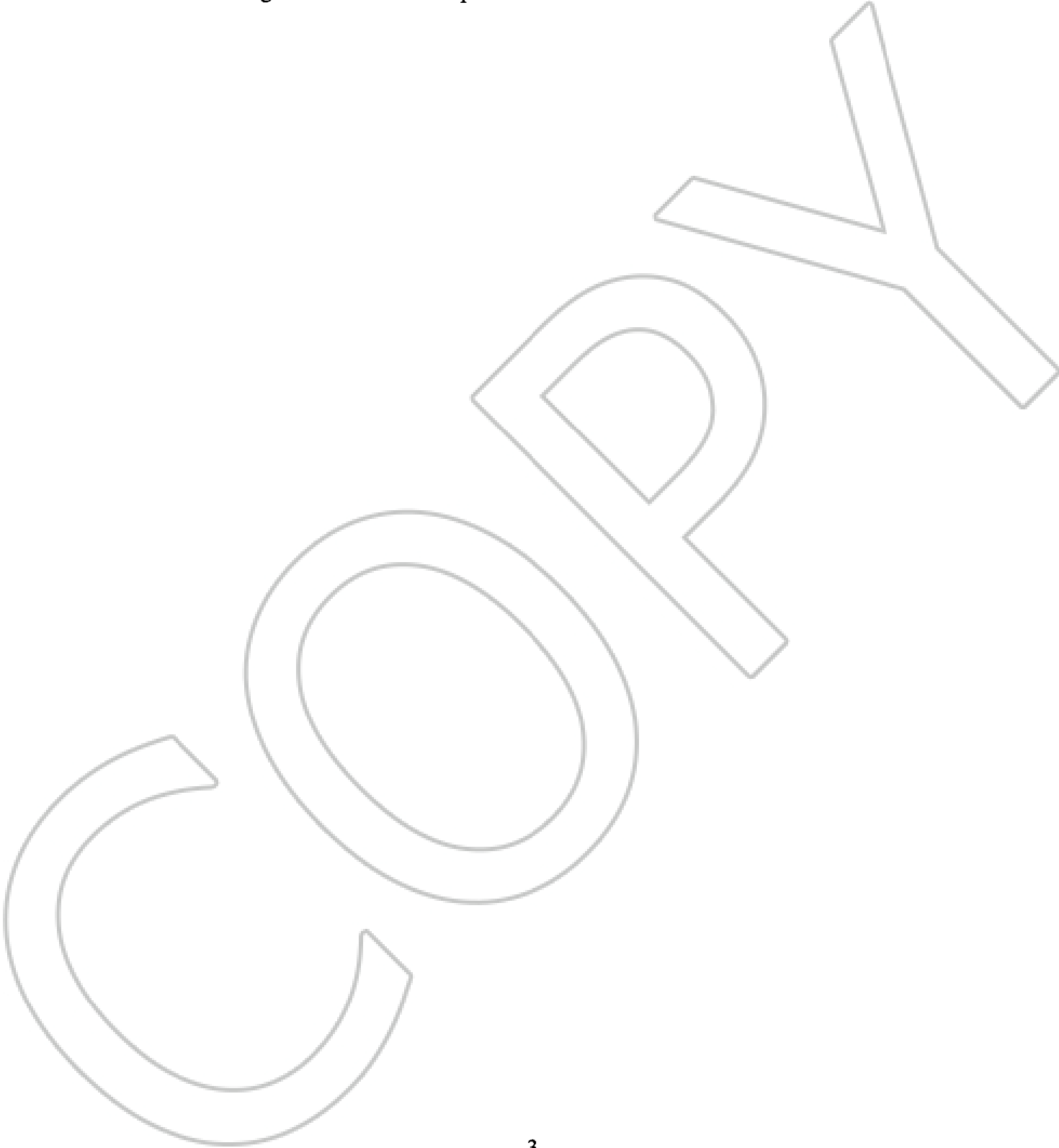
SUBJECT TO: (i) any and all rights, rights of way, reservations, restrictions, agreements, covenants, encumbrances, easements, mineral exceptions and reservations, and all conditions of record; (ii) the Declaration of Timeshare Covenants, Conditions, and Restrictions for the Ridge Crest recorded April 27, 1989, as Document No. 200951 of Official Records, Douglas County, State of Nevada, as may be amended, supplemented, and amended and restated from time to time; and (iii) Real Estate Taxes that are currently not due and payable but are a lien against the Property.

This conveyance is also made subject to the following:

1. All legal title and equitable title to the Property is being conveyed to Grantee, as trustee of that certain Orange Lake Land Trust created by that certain Trust Agreement for Orange Lake Land Trust (Trust No. 2017-OL1) executed by and among Grantor, Grantee, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as amended and supplemented from time to time ("Trust Agreement"), pursuant to which Grantor, as settlor, established the Orange Lake Land Trust in accordance with Section 689.071, *Florida Statutes* (the "Trust");
2. Grantee, as Trustee of the Trust, shall have the power and authority prescribed in Section 689.073(1), *Florida Statutes*;
3. Upon conveyance of the Property to Grantee by Grantor, all beneficial interests in the Trust resulting from the addition of the Property shall immediately and automatically vest in Grantor, as the sole initial beneficiary with respect to the Property, pursuant to the Trust Agreement, a memorandum of which is recorded as Instrument Number: 20180061276 in the Public Records of Orange County, Florida ("Memorandum of Trust"). Any deeds subsequently conveying beneficial interests in the Trust with respect to the Trust Plan Property or Interests (as such terms are defined in the Trust Agreement) shall be recorded solely in the Public Records of Orange County, Florida;
4. All Interests (as defined in the Trust Agreement) in the Trust are Florida real property interests;
5. The number of Points for Sale (as defined in the Trust Agreement) that Grantor may sell resulting from this conveyance and the submission of the Property to the Trust Plan shall be 5,943,750.
6. Grantor reserves for itself and its successors and assigns certain rights reserved to Grantor as more particularly set forth in that Declaration of Timeshare Covenants, Conditions, and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada, as may be amended, supplemented, and amended and restated from time to time (the "**Declaration**"). Such rights are not being conveyed pursuant to this Deed and may be exercised by Grantor without Grantee's consent, approval, or knowledge. These rights, as more particularly described in the Declaration, and all of the relevant provisions of such Declaration with respect to these rights, are made a part of this Deed.

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.

Grace Mathis
Witness

Print name: Grace Mathis

Samantha Spay
Witness

Print name: Samantha Spay

"Grantor"

**HOLIDAY INN CLUB VACATIONS
INCORPORATED**, a Delaware
corporation

By: [Signature]

Print name: Michael J. Thompson

As its Sr. Vice President

(CORPORATE SEAL)

STATE OF FLORIDA §

COUNTY OF ORANGE §

The foregoing instrument was acknowledged before me this 3rd day of ~~March~~ JUNE, 2020 by Michael J. Thompson, as Sr. Vice President of Holiday Inn Club Vacations Incorporated, a Delaware corporation, on behalf of the corporation.

Doreen Ann Varricchio
Notary Public, State of Florida

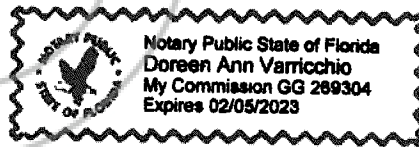


Exhibit "A"
(Annual Interests)

Those certain timeshare estates set forth in Exhibit "A-1" attached hereto and incorporated herein by this reference, as said timeshare estate is defined in the Declaration of Timeshare Covenants, Conditions, and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada, as may be amended, supplemented, and amended and restated from time to time (the "Declaration"), which timeshare estate is comprised of:

Parcel 1: An undivided 1/51st interest with each interest having a 1/51st interest in and to that certain condominium estate described as follows:

- (A) An undivided 1/26th interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 in Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.
- (B) A given single Unit as set forth in <See "Exhibit A-1">, as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

Parcel 2: A non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada

Parcel 3: An exclusive right to the use of a 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" as that term is defined in the Declaration of Timeshare Covenants, Conditions, and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada, as may be amended, supplemented, and amended and restated from time to time (the "Declaration"). The above described exclusive and non-exclusive rights may be applied to any available Unit in The Ridge Crest project during said "USE WEEK" as more fully set forth in the Declaration. All replacements and additions shall also be covered by this Deed.

A Portion of APN: 1319-30-631-<See Exhibit "A-1">

Exhibit "A"
(Biennial Interests)

Those certain timeshare estates set forth in Exhibit "A-1" attached hereto and incorporated herein by this reference, as said timeshare estate is defined in the Declaration of Timeshare Covenants, Conditions and restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of the Official Records, Douglas County, State of Nevada, and as may be amended, supplemented, and amended and restated from time to time (the "Declaration"), which timeshare estate comprised of:

PARCEL 1: An undivided 1/102nd interest with each having a 1/102nd interest in and to that certain condominium estate described as follows:

- (A) An undivided 1/26th interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.
- (B) A given single Unit as set forth in <See Exhibit "A-1"> as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 2: a non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 3: An exclusive right to the use of a 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 "ALTERNATE USE WEEK" within the <See Exhibit A-1>-numbered years as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada (the "Declaration"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Crest project during said "ALTERNATE USE WEEK" as more fully set forth in the Declaration.

A Portion of APN: 1319-30-631-<See Exhibit A-1>

Exhibit A-1

[Ridge Crest]

Count	Interval	Unit	Use Year	APN
1	49-101-01A	101	Every	1319-30-631-001
2	49-101-02-01	101	Every	1319-30-631-001
3	49-101-03-02	101	Every	1319-30-631-001
4	49-101-04-02	101	Every	1319-30-631-001
5	49-101-05-02	101	Every	1319-30-631-001
6	49-101-06A	101	Every	1319-30-631-001
7	49-101-09-02	101	Every	1319-30-631-001
8	49-101-11A	101	Every	1319-30-631-001
9	49-101-12-73	101	Odd	1319-30-631-001
10	49-101-12C	101	Even	1319-30-631-001
11	49-101-13A	101	Every	1319-30-631-001
12	49-101-14-01	101	Every	1319-30-631-001
13	49-101-18-02	101	Every	1319-30-631-001
14	49-101-19A	101	Every	1319-30-631-001
15	49-101-21-01	101	Every	1319-30-631-001
16	49-101-23-01	101	Every	1319-30-631-001
17	49-101-24A	101	Every	1319-30-631-001
18	49-101-25-02	101	Every	1319-30-631-001
19	49-101-30-01	101	Every	1319-30-631-001
20	49-101-32A	101	Every	1319-30-631-001
21	49-101-33B	101	Odd	1319-30-631-001
22	49-101-34A	101	Every	1319-30-631-001
23	49-101-36-01	101	Every	1319-30-631-001
24	49-101-39-84	101	Even	1319-30-631-001
25	49-101-39B	101	Odd	1319-30-631-001
26	49-101-41A	101	Every	1319-30-631-001
27	49-101-42-02	101	Every	1319-30-631-001
28	49-101-43-82	101	Even	1319-30-631-001
29	49-101-43B	101	Odd	1319-30-631-001
30	49-101-44-01	101	Every	1319-30-631-001
31	49-101-45A	101	Every	1319-30-631-001
32	49-101-46A	101	Every	1319-30-631-001
33	49-101-48A	101	Every	1319-30-631-001
34	49-102-01-01	102	Every	1319-30-631-002
35	49-102-04A	102	Every	1319-30-631-002
36	49-102-05A	102	Every	1319-30-631-002
37	49-102-06B	102	Odd	1319-30-631-002
38	49-102-11A	102	Every	1319-30-631-002
39	49-102-12A	102	Every	1319-30-631-002
40	49-102-13-02	102	Every	1319-30-631-002
41	49-102-14A	102	Every	1319-30-631-002
42	49-102-15A	102	Every	1319-30-631-002
43	49-102-16A	102	Every	1319-30-631-002
44	49-102-17A	102	Every	1319-30-631-002
45	49-102-18B	102	Odd	1319-30-631-002
46	49-102-18C	102	Even	1319-30-631-002
47	49-102-19A	102	Every	1319-30-631-002
48	49-102-20A	102	Every	1319-30-631-002
49	49-102-21-02	102	Every	1319-30-631-002
50	49-102-24-02	102	Every	1319-30-631-002
51	49-102-25-02	102	Every	1319-30-631-002
52	49-102-26A	102	Every	1319-30-631-002
53	49-102-27A	102	Every	1319-30-631-002
54	49-102-30A	102	Every	1319-30-631-002

Exhibit A-1

[Ridge Crest]

Count	Interval	Unit	Use Year	APN
55	49-102-33-02	102	Every	1319-30-631-002
56	49-102-34-82	102	Even	1319-30-631-002
57	49-102-35A	102	Every	1319-30-631-002
58	49-102-37-03	102	Every	1319-30-631-002
59	49-102-38A	102	Every	1319-30-631-002
60	49-102-39-73	102	Odd	1319-30-631-002
61	49-102-39C	102	Even	1319-30-631-002
62	49-102-40A	102	Every	1319-30-631-002
63	49-102-41A	102	Every	1319-30-631-002
64	49-102-45-01	102	Every	1319-30-631-002
65	49-102-46-01	102	Every	1319-30-631-002
66	49-102-47-01	102	Every	1319-30-631-002
67	49-102-49-82	102	Even	1319-30-631-002
68	49-102-49B	102	Odd	1319-30-631-002
69	49-102-50A	102	Every	1319-30-631-002
70	49-103-23C	103	Even	1319-30-631-003
71	49-103-25-72	103	Odd	1319-30-631-003
72	49-107-13-01	107	Annual	1319-30-631-007
73	49-109-40-81	109	Even	1319-30-631-009
74	49-206-02-01	206	Annual	1319-30-631-015
75	49-207-09-02	207	Annual	1319-30-631-016
76	49-208-03-01	208	Annual	1319-30-631-017
77	49-208-14-01	208	Annual	1319-30-631-017
78	49-208-33-01	208	Annual	1319-30-631-017
79	49-209-20-01	209	Annual	1319-30-631-018
80	49-302-34-02	302	Annual	1319-30-631-020
81	49-302-50-01	302	Annual	1319-30-631-020
82	49-305-32-01	305	Annual	1319-30-631-024
83	49-305-33-01	305	Annual	1319-30-631-024
84	49-306-39-01	306	Annual	1319-30-631-025

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
- a) 1319-30-631-001; 1319-30-631-002; 1319-30-631-001
 - b) 1319-30-631-007; 1319-30-631-009; 1319-30-631-020
 - c) 1319-30-631-015 thru 1319-30-631-018;
 - d) 1319-30-631-024; and 1319-30-631-025

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: \$ 262,500.00
- Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- Transfer Tax Value: \$ 262,500.00
- Real Property Transfer Tax Due \$ 1,023.75

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: *[Signature]* Capacity: Agent

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Holiday Inn Club Vacations Incorporated

Address: 9271 S John Young Pkwy

City: Orlando

State: Florida Zip: 32819

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Chicago Title Timeshare Land Trust Inc, Trustee

Address: 2400 Maitland Center Pkwy 110

City: Maitland

State: Florida Zip: 32751

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

Print Name: Wilson Title Services File Number: _____

Address 4045 S Spencer St, A62

City: Las Vegas State: NV Zip: 89119

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