

*Recorded as an accommodation only  
without liability*

DOUGLAS COUNTY, NV  
RPTT:\$17.55 Rec:\$40.00  
\$57.55 Pgs=13  
WILSON TITLE SERVICES  
KAREN ELLISON, RECORDER

**2020-955945**

11/06/2020 01:26 PM

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Holiday Inn Club Vacations Incorporated  
9271 S. John Young Parkway  
Orlando, Florida 32819  
Attention: John C. Alvarez, Esq.

MAIL TAX STATEMENTS TO:

Holiday Inn Club Vacations Incorporated  
9271 S. John Young Parkway  
Orlando, Florida 32819  
Attention: John C. Alvarez, Esq.

APN: 1319-30-645-003      1319-30-644-001  
1319-30-644-088      1319-30-644-103  
1319-30-644-078  
1319-30-724-033  
1319-30-644-045

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(Space above line for Recorder's use only)

### QUITCLAIM DEED

**Diamond Resorts Ridge Pointe Development, LLC**, a Delaware limited liability company whose address is 10600 W Charleston Blvd, Las Vegas, NV 89135 ("**Grantor**") do hereby quitclaim to **Holiday Inn Club Vacations Incorporated**, a Delaware corporation, whose address is 9271 S. John Young Parkway, Orlando, Florida 32819 ("**Grantee**") all of Grantor's right, title, and interest in the real property, if any, situated in Douglas County, Nevada, more particularly described as follows:

See Exhibit "A" attached hereto;

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the date set forth below.

Dated: November 4, 2020.

**Diamond Resorts Ridge Pointe Development,  
LLC, a Delaware limited liability company**

By: Jennifer Waters  
Name: Jennifer Waters, as Authorized  
Representative

STATE OF Florida

COUNTY OF Orange

This instrument was acknowledged before me by means of on this \_\_\_ day of physical presence or online notarization, this November 4, 2020 by Jennifer Waters, as Authorized Representative of Diamond Resorts Ridge Pointe Development, a Delaware limited liability company, who is personally known to me or produced \_\_\_\_\_ (type of identification) as identification.

WITNESS MY HAND AND OFFICIAL SEAL.



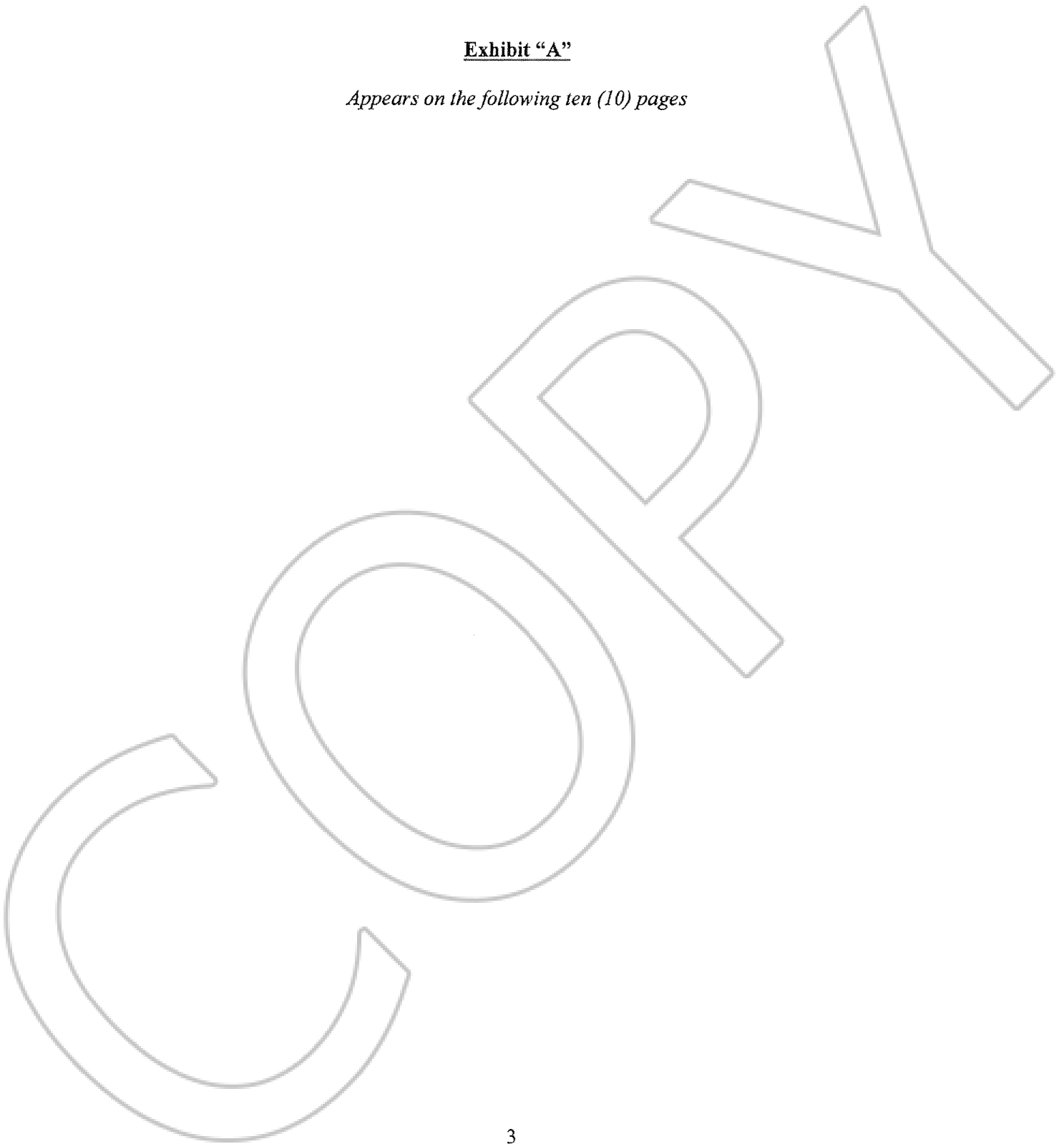
MAYRA MUMMAH  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG273029  
Expires 11/24/2022

J. Mumma  
NOTARY PUBLIC

My commission expires: 11/24/22

**Exhibit "A"**

*Appears on the following ten (10) pages*



**EXHIBIT "A-1"**  
**RIDGE TAHOE (42)**

The land referred to herein is situated in the

**State of Nevada**

**County of Douglas**

and is described as follows:

**Three (3) 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 1/48<sup>th</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) **A given single unit as set forth in <See Exhibit A-1a>** 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**

**EXHIBIT "A-2"**  
**RIDGE TAHOE (37)**

The land referred to herein is situated in the

**State of Nevada**

**County of Douglas**

and is described as follows:

**Two (2) undivided 1/51st 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 1/106th interest in and to Lot 37** as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and

(B) **A given single unit as set forth in <See Exhibit A-2a>** as shown and defined on said Condominium Plan; 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 Five recorded August 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in **Lot 37 only, for one week each year in the <See Exhibit A-2a> "Season"** as defined in and in accordance with said Declarations.

**A Portion of APN: 1319-30-644-<See Exhibit A-2a>**

**EXHIBIT "A-3"**  
**RIDGE TAHOE (37)**

The land referred to herein is situated in the

**State of Nevada**

**County of Douglas**

and is described as follows:

**Two (2) undivided 1/102<sup>nd</sup> interests** as tenants in common, with each interest having a 1/102<sup>nd</sup> interest in and to that certain real property and improvements as follows:

(A) **An undivided 1/106th interest in and to Lot 37** as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and

(B) **A given single unit as set forth <See Exhibit A-3a>** as shown and defined on said Condominium Plan; 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 Five recorded August 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in **Lot 37 only, for one week every other year in the Even-numbered years in the <See Exhibit A-3a> "Season"** as defined in and in accordance with said Declarations.

**A Portion of APN: 1319-30-644-<See Exhibit A-3a>**

**EXHIBIT "A-4"**  
**RIDGE TAHOE (34)**

The land referred to herein is situated in the

**State of Nevada**

**County of Douglas**

and is described as follows:

**One (1) undivided 1/102nd interests** as tenants in common, with each interest having a 1/102<sup>nd</sup> interest in and to that certain real property and improvements as follows:

(A) **An undivided 1/38th interest in and to Lot 34** as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and

(B) **A given single unit as set forth in <See Exhibit A-4a>** as shown and defined on said Condominium Plan; 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 recorded August 21, 1984, as Document No. 097150, as amended, by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in the same unit type, in Lot 34 only, for one week every other year in **Odd-numbered years** in the <See Exhibit A-4a> "Season" as defined in and in accordance with said Declarations.

**A Portion of APN: 1319-30-724-<See Exhibit A-4a>**

**EXHIBIT "A-5"**  
**RIDGE TAHOE (37)**

The land referred to herein is situated in the

**State of Nevada**

**County of Douglas**

and is described as follows:

**One (1) undivided 1/102nd interests** as tenants in common, with each interest having a 1/102<sup>nd</sup> interest in and to that certain real property and improvements as follows:

(A) **An undivided 1/106th interest in and to Lot 37** as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and

(B) **A given single unit as set forth in <See Exhibit A-5a>** as shown and defined on said Condominium Plan; 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 Five recorded August 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in **Lot 37 only, for one week every other year in the Odd-numbered years in the <See Exhibit A-5a> "Season"** as defined in and in accordance with said Declarations.

**A Portion of APN: 1319-30-644 <See Exhibit A-5a>**



**Exhibit "A-1a"**

Interval	Lot	Unit	Year Use	Season	APN	Room Type
42-296-03A	Lot 42	296	Annual	All	1319-30-645-003	1BD-CC
42-299-23A	Lot 42	299	Annual	All	1319-30-645-003	1BD-CC
42-301-48A	Lot 42	301	Annual	All	1319-30-645-003	1BD-CCE

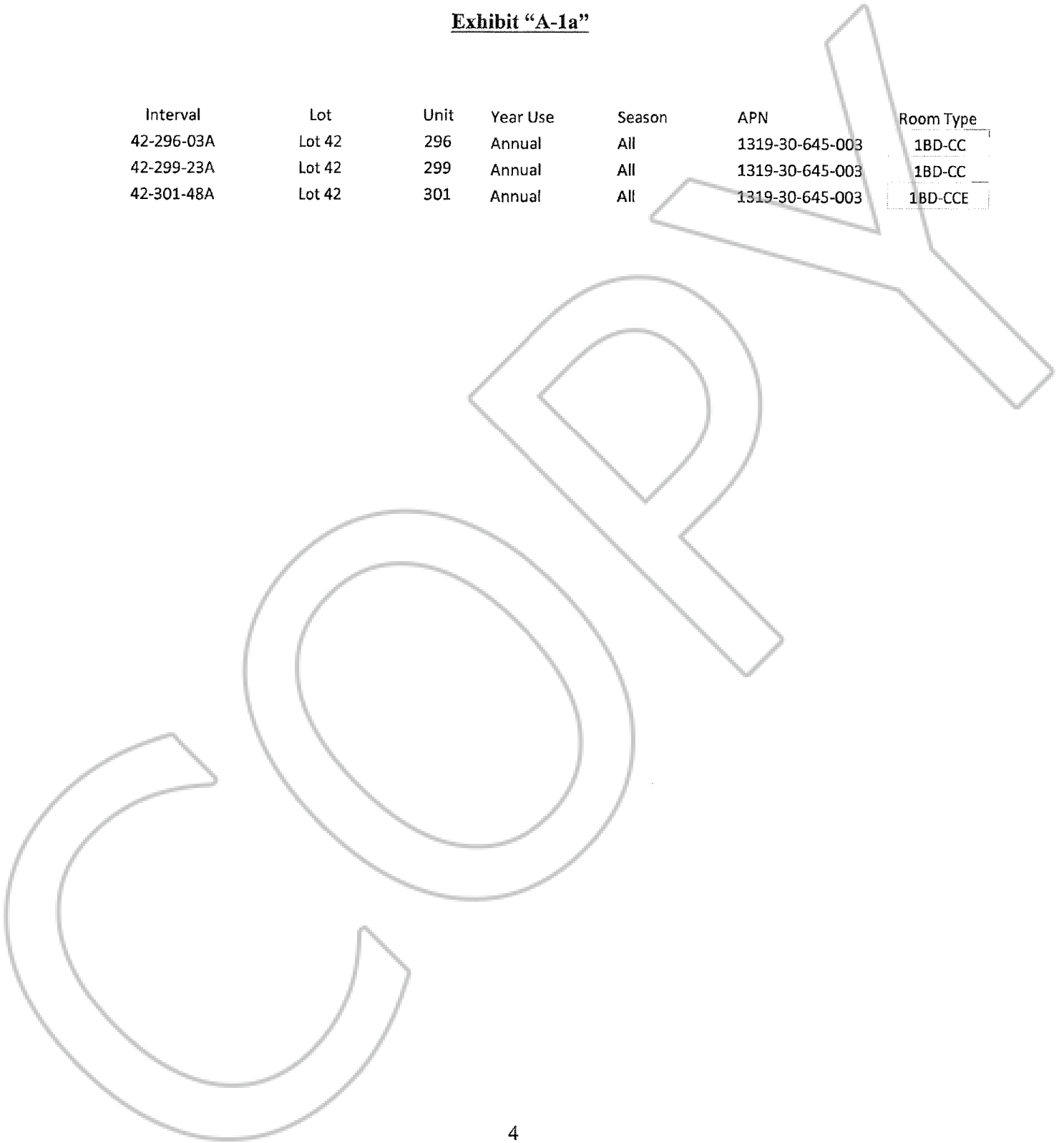
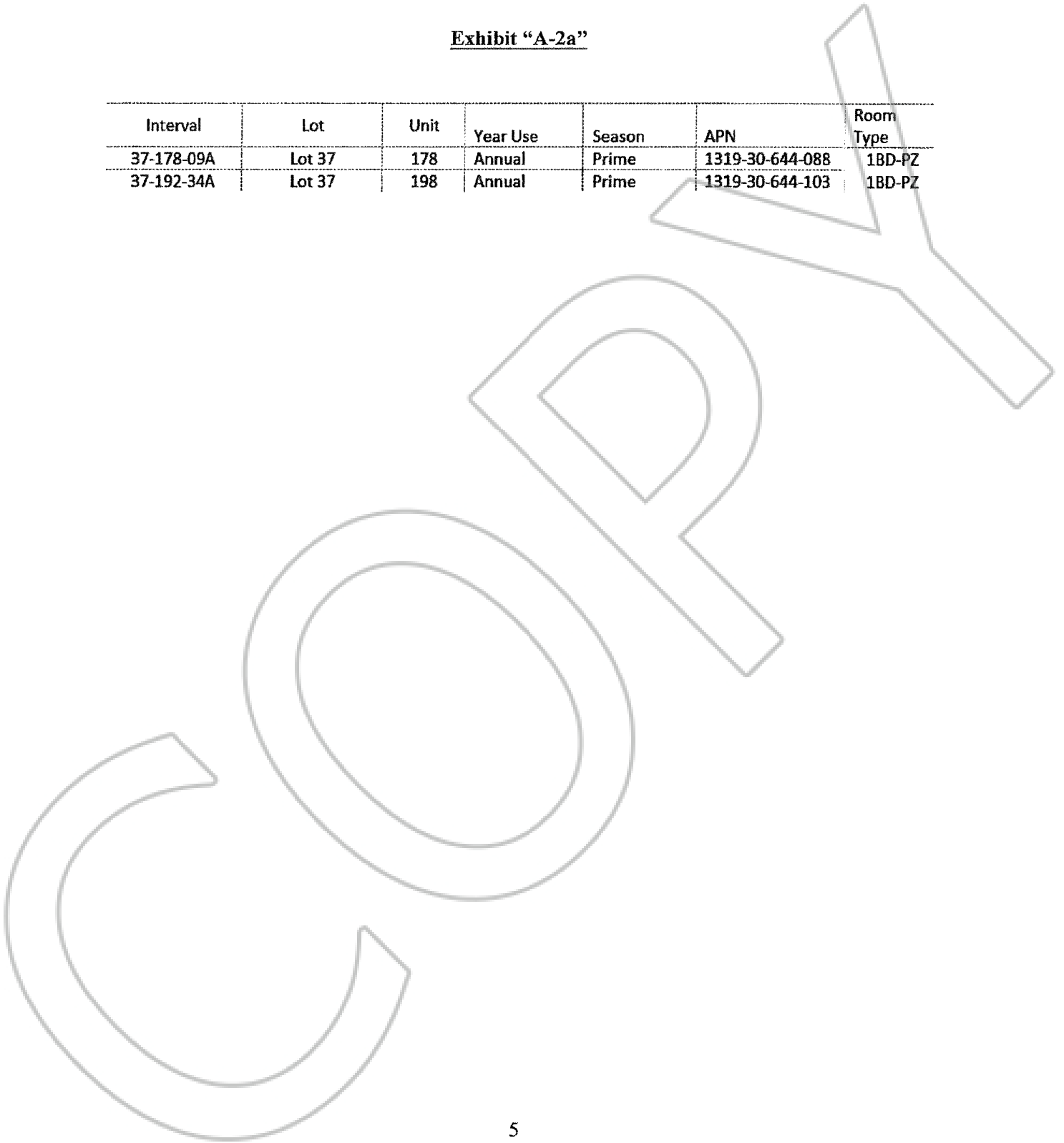


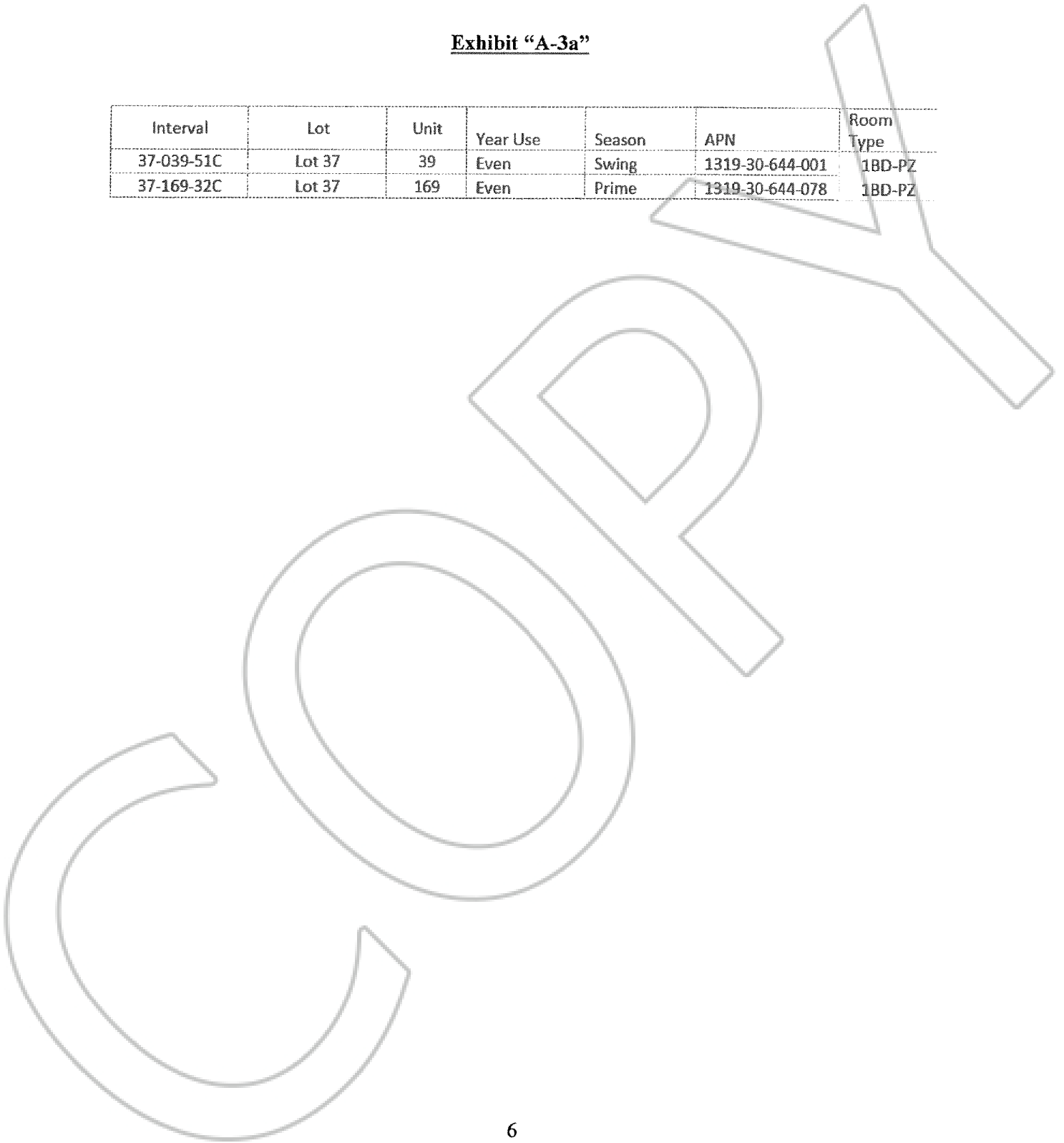
Exhibit "A-2a"

Interval	Lot	Unit	Year Use	Season	APN	Room Type
37-178-09A	Lot 37	178	Annual	Prime	1319-30-644-088	1BD-PZ
37-192-34A	Lot 37	198	Annual	Prime	1319-30-644-103	1BD-PZ



**Exhibit "A-3a"**

Interval	Lot	Unit	Year Use	Season	APN	Room Type
37-039-51C	Lot 37	39	Even	Swing	1319-30-644-001	1BD-PZ
37-169-32C	Lot 37	169	Even	Prime	1319-30-644-078	1BD-PZ



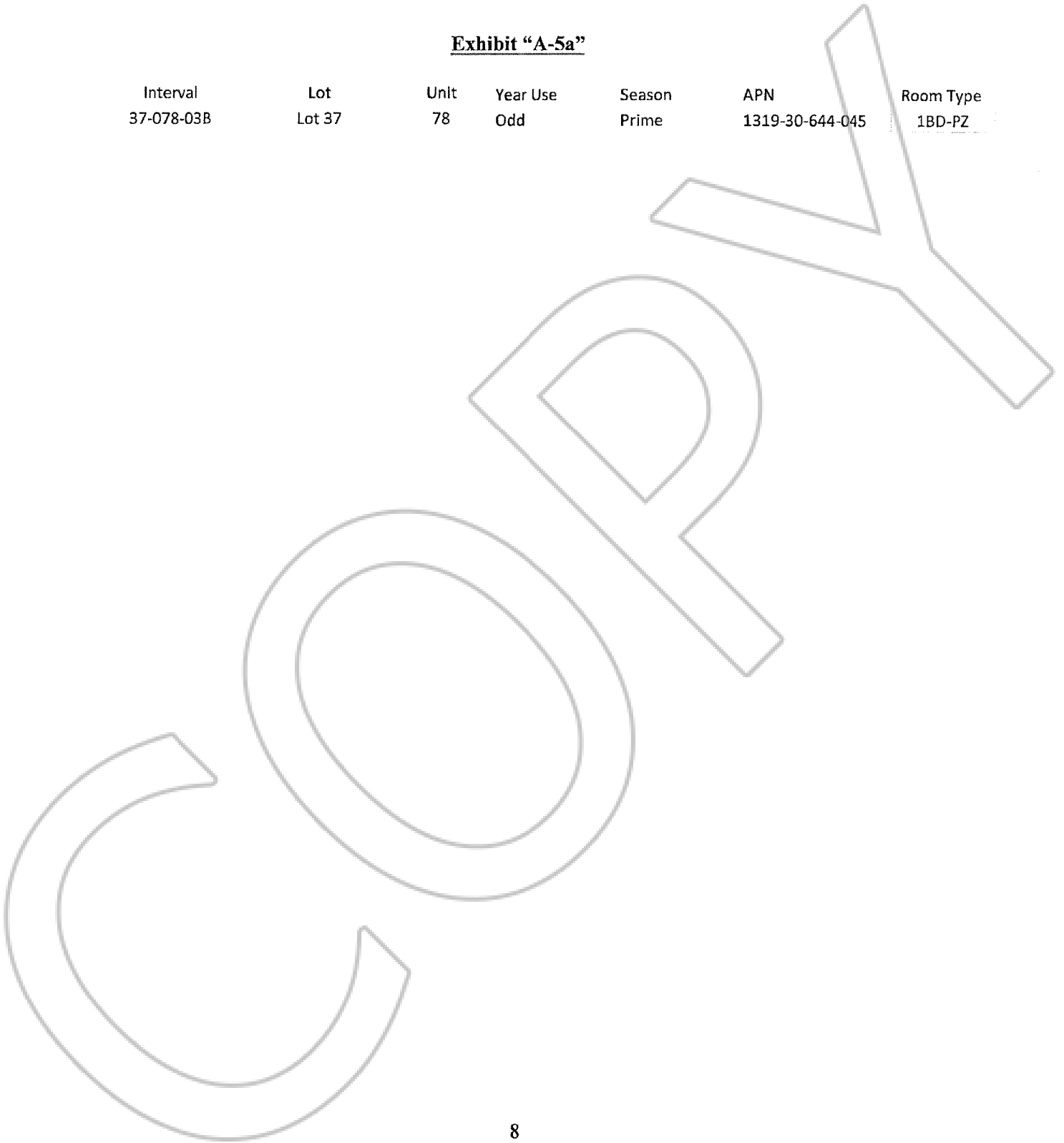
**Exhibit "A-4a"**

Interval	Lot	Unit	Year Use	Season	APN	Room Type
34-032-20B	Lot 34	32	Odd	Prime	1319-30-724-033	1BD-TW



Exhibit "A-5a"

Interval	Lot	Unit	Year Use	Season	APN	Room Type
37-078-03B	Lot 37	78	Odd	Prime	1319-30-644-045	1BD-PZ



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1319-30-645-003; 1319-30-724-033  
 b) 1319-30-644-088; 1319-30-644-078  
 c) 1319-30-644-045; 1319-30-644-001  
 d) 1319-30-644-103

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: \$4500.00  
 Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)  
 Transfer Tax Value: \$4500.00  
 Real Property Transfer Tax Due \$ 17.55

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: \_\_\_\_\_  
 Capacity: Agent

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Diamond Resorts Ridge Pointe  
 Print Name: Development, LLC  
 Address: 10600 W Charleston.  
 City: Las Vegas  
 State: NV Zip: 89135

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Holiday Inn Club Vacations  
 Print Name: 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: Ridge Tahoe QCD  
 Address 4045 S Spencer St, A62  
 City: Las Vegas State: NV Zip: 89119

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