

DOUGLAS COUNTY, NV  
RPTT:\$23.40 Rec:\$40.00  
\$63.40 Pgs=3  
WILSON TITLE SERVICES  
KAREN ELLISON, RECORDER

2021-960775

01/27/2021 11:30 AM

APN#:1319-30-723-002

**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

ICN 3312239A  
Contract #: 6744028

**GRANT, BARGAIN AND SALE DEED**

***THIS DEED*** is made this 7 day of January, 2021, by and between **ETSUKO SHIOYA, SOLE TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE ETSUKO SHIOYA LIVING TRUST, DATED MAY 15, 2007 AND ANY AMENDMENTS THERETO**, whose address is c/o The Ridge Tahoe Property Owners' Association, Inc., a Nevada non-profit corporation, whose mailing address is 400 Ridge Club 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, An undivided 1/51<sup>st</sup> interest as tenants in common the real property more particularly described as follows (the "Property"):

(A) An undivided 1/20<sup>st</sup> interest in and to Lot 33 as shown on Tahoe Village Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, Official Records of Douglas County, State of Nevada, excepting therefrom Units 121 through 140 (inclusive) as shown on certain Condominium Plan recorded August 20, 1982, as Document No. 70305; and

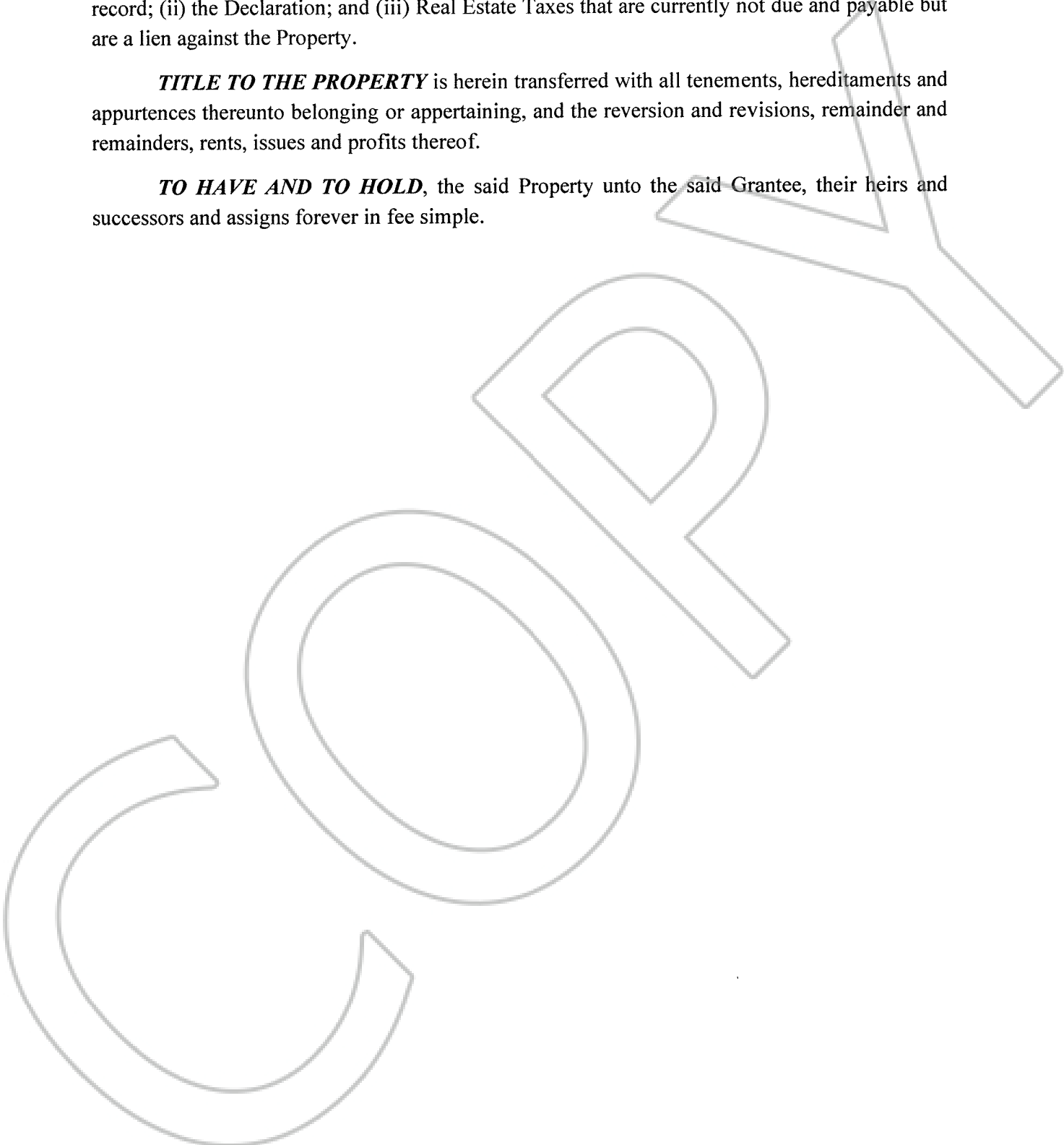
(B) Unit 122, as shown and defined on said Condominium Plan;

***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.

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: ✓ 

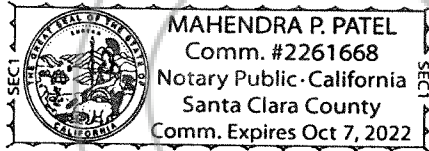
Print name: **ETSUKO SHIOYA, AS INDIVIDUAL AND AS TRUSTEE**

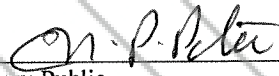
By: \_\_\_\_\_

Print name: \_\_\_\_\_

STATE OF ✓ California  
COUNTY OF ✓ Santa Clara

The foregoing instrument was acknowledged before me this ✓ 07 day of ✓ January 2021 by **ETSUKO SHIOYA, AS INDIVIDUAL AND AS TRUSTEE** who is personally known to me or presented ✓ CA license as identification.



✓   
Notary Public  
✓ Mahendra P. Patel  
Notary Print Name:

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1319-30-723-002  
 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 ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \$ 5,551.98  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 5,551.98  
 Real Property Transfer Tax Due \$ 23.40

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)**

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

Print Name: Etsuko Shioya  
 Address: c/o 400 Ridge Club Drive  
 City: Stateline  
 State: NV Zip: 89449

Print Name: Holiday Inn Club Vacations Inc  
 Address: 9271 S. John Young Pkwy  
 City: Orlando  
 State: FL Zip: 32819

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

Print Name: Wilson Title Services File Number: Legal - 6744028  
 Address 4045 S Spencer St  
 City: Las Vegas State: NV Zip: 89119