

DOUGLAS COUNTY, NV

2021-968468

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=4

06/02/2021 10:42 AM

VACATION OWNERSHIP TITLE AGENCY

KAREN ELLISON, RECORDER

A portion of APN: 1319-30-631-012

RPTT: \$1.95 / #49-203-50-01 / 20212206

**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 29<sup>th</sup> day of January, 2021, by and between Glen David Wagner and Tommie Jean Wagner, husband and wife as community property with right of survivorship, whose address is c/o The Ridge Crest Property Owners' Association, Inc., a Nevada non-profit corporation, whose mailing address is 415 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"):

SEE EXHIBIT 'A' ATTACHED

~~(A) An undivided 1/26<sup>th</sup> 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) An undivided 1/51<sup>st</sup> in Unit 203 as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.~~

~~**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; 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; an exclusive right to the use of a condominium unit and the right to use the Property 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~~

**EXHIBIT "A"**

**(49)**

**A timeshare estate comprised of:**

**PARCEL 1: An undivided 1/51st interest in and to that certain condominium estate described as follows:**

**(A) An undivided 1/26<sup>th</sup> 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) Unit No. 203 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 (the "CC&R's"). 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 CC&R's.**

**A Portion of APN: 1319-30-631-012**

***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 reversions, 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"

✓ Glen David Wagner  
Signature  
GLEN DAVID WAGNER

✓ Tommie Jean Wagner  
Signature  
TOMMIE JEAN WAGNER

✓ Glen David Wagner  
Signature

✓ Tommie Jean Wagner  
Signature

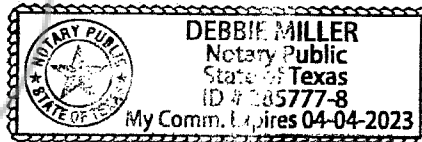
STATE OF ✓ Texas  
COUNTY OF ✓ Bexar

The foregoing instrument was acknowledged before me this ✓ 29<sup>th</sup> day of ✓ January, 20 ✓ 21, by GLEN DAVID WAGNER & TOMMIE JEAN WAGNER, who is personally known to me or presented as identification.

✓ Debbie Miller  
Notary Public

My Commission Expires: ✓ 4/4/2023

FOR CLARIFICATION PURPOSES:  
DEBBIE MILLER  
Notary Public  
State of Texas  
ID# 285777-8  
My Comm. Expires 4-4-2023



M6745343

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) A portion of 1319-30-631-012  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property:  
 a)  Vacant Land                      b)  Single Family Res.  
 c)  Condo/Townhouse              d)  2-4 Plex  
 e)  Apartment Bldg.                  f)  Commercial/Industrial  
 g)  Agricultural                        h)  Mobile Home  
 i)  Other Timeshare

3. a. Total Value/Sales Price of Property	_____	\$464.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	_____	( )
c. Transfer Tax Value	_____	\$464.00
d. REAL PROPERTY TRANSFER TAX DUE:	_____	\$1.95

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

5. Partial Interest Percentage being transferred: \_\_\_\_\_ %  
 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 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: \_\_\_\_\_ Grantee  
 HOLIDAY INN CLUB VACATIONS  
 INCORPORATED, a Delaware Corporation

**SELLER (GRANTOR) INFORMATION**  
 Print Name: GLEN DAVID WAGNER  
 Address: 29735 High Eschelon  
 City/State/Zip: Fair Oaks Ranch, TX 78015

**BUYER (GRANTEE) INFORMATION**  
 Print Name: HOLIDAY INN CLUB VACATIONS  
INCORPORATED  
 Address: 9271 S. John Young Pkwy  
 City/State/Zip: Orlando, FL 32819

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)  
 Company \_\_\_\_\_ Escrow No.: 20212206  
 Name: Vacation Ownership Title Agency, Inc.  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706