

DOUGLAS COUNTY, NV

2021-968532

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

06/03/2021 08:54 AM

DIAMOND RESORTS

KAREN ELLISON, RECORDER



Old Contract No.: RPT0390

New Contract No.: 18027022

RPT0390-Ridge Pointe Tahoe Deedback

RPT0390

R.P.T.T.: \$ 1.95

A portion of APN 1319-30-712-001

**THE RIDGE POINTE
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE, is made this 09 day of February, 2021, between **FRANK P. KOSEM, an unmarried man**, Grantor(s), having the address of **3140 Brownhelm St Rd Vermilion, Ohio 44089**, and **DIAMOND RESORTS RIDGE POINTE DEVELOPMENT, LLC**, a Delaware limited liability company, Grantee, having a mailing address of 10600 West Charleston Boulevard, Las Vegas, Nevada 89135.

WITNESSETH:

That Grantor, in consideration for the sum of Ten Dollars (\$10.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell unto Grantee, Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit A attached hereto and incorporated herein by this reference;

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

SUBJECT TO any and all matters of record, including taxes assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Declaration of Timeshare Covenants, Conditions and Restrictions of the Ridge Pointe dated October 8, 1997 and recorded November 5, 1997 as Document no. 0425591, Book 1197, Page 0678, Official Records of Douglas County, Nevada, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assigns forever.

IN WITNESS WHERE OF, the grantor has executed this conveyance the day and year first above written.

X. Frank P. Kosem
Signature: Frank P. Kosem

Signature: _____

Signature: _____

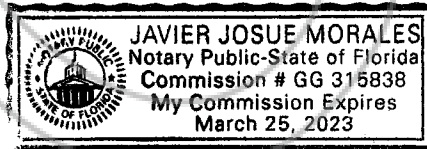
Signature: _____

State of Florida)
County of Orange) SS

On this 9th day of February, 2021 before me, a notary public, in and for said county and state, personally appeared **FRANK P. KOSEM**, personally known to me to be the person(s) who executed the above instrument, who acknowledged to me that he or she executed the same freely and voluntarily for the purposes therein stated.

Javier Morales
Notary Public

MY COMMISSION EXPIRES:
3.25.2023



WHEN RECORDED MAIL TO:
Diamond Resorts Financial Services, Inc.
10600 West Charleston Boulevard
Las Vegas, Nevada 89135

EXHIBIT "A" (160)

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: If annual an undivided 1/1326TH and if biennial 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 angel 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. 463765; 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 amended on March 19, 1999 as Document No. 463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period each **Biennial Odd** year in accordance with said Declaration.

A portion of APN: 1319-30-712-001

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) **A portion of APN: 1319-30-712-001**
 b) _____
 c) _____
 d) _____

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

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$500.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$500.00
 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: 100%
 6. _____

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 _____ <u>Yadriel Perez</u>	Capacity <u>Authorized Representative</u>
Signature _____	Capacity <u>SELLER</u>
Signature _____	Capacity <u>SELLER</u>
Signature _____	Capacity <u>SELLER</u>

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

Print Name: FRANK P. KOSEM
 Address: 3140 Brownhelm St Rd
 City: Vermilion
 State: Ohio Zip: 44089

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

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

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

Print Name: First American Title Insurance Company Escrow # RPT0390
 Address: 1160 North Town Center Drive, Suite 190
 City: Las Vegas State: NEVADA Zip: 89144

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED / MICROFILMED