

APN#: 1319-30-712-001  
RPTT: \$3.90 / #16-002-49-01 / 20212251  
After Recording Send Tax Statements to:  
Holiday Inn Club Vacations Incorporated  
9271 S. John Young Pkwy.  
Orlando, FL 32819

<b>DOUGLAS COUNTY, NV</b>	<b>2021-969003</b>
RPTT:\$3.90 Rec:\$40.00	<b>06/14/2021 08:45 AM</b>
\$43.90 Pgs=4	VACATION OWNERSHIP TITLE AGENCY
KAREN ELLISON, RECORDER	

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 ✓ 10 day of ✓ Feb, 20✓ 21, by and between **RICHARD HUGHES and PAMELA HUGHES, husband and wife**, whose address is c/o The Ridge Pointe Property Owners Association, Inc., a Nevada non-profit corporation, whose mailing address is 455 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

An undivided 1/51<sup>st</sup> interest 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:

~~An undivided 1/132<sup>th</sup> interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1-14<sup>th</sup> 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 angle 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. 0463765; 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 may be amended, supplemented, and amended and restated from time to time (the "Declaration"), and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period each year in accordance with said Declaration.~~

~~**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 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; 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.

**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: An undivided 1/1326<sup>th</sup> interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14<sup>th</sup> 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 angle 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. 0463765; 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. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period each year in accordance with said Declaration.**

**A Portion of APN: 1319-30-712-001**

**IN WITNESS WHEREOF**, Grantor has executed this Grant, Bargain and Sale Deed on the date set forth above.

**"Grantor"**

✓ *Richard Hughes*  
Signature  
RICHARD HUGHES

✓ *Pamela Hughes*  
Signature  
PAMELA HUGHES

✓ \_\_\_\_\_  
Signature

✓ \_\_\_\_\_  
Signature

STATE OF ✓ MICHIGAN

COUNTY OF ✓ MACOMB

The foregoing instrument was acknowledged before me this ✓ 10<sup>TH</sup> day of ✓ FEBRUARY, 20✓ 21, by **RICHARD HUGHES & PAMELA HUGHES**, who is personally known to me or presented DRIVER'S LICENSE as identification.

MACOMB

ZIAUL HAQ  
NOTARY PUBLIC - STATE OF MICHIGAN  
County of Oakland  
My Commission Expires 7/2027  
Acting in the County of MACOMB

✓ *Ziaul Haq*  
Notary Public

My Commission Expires: ✓ 07/2027

M6752627

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) A portion of 1319-30-712-001  
 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	\$764.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	_____()
c. Transfer Tax Value	\$764.00
d. REAL PROPERTY TRANSFER TAX DUE:	\$3.90

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

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee  
 HOLIDAY INN CLUB VACATIONS  
 INCORPORATED, a Delaware Corporation

**SELLER (GRANTOR) INFORMATION**  
 Print Name: Richard Hughes  
 Address: 3374 Royal Berkshire Ln  
 City/State/Zip: Oakland, CA 48363

**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.: 20212251  
 Name: Vacation Ownership Title Agency, Inc.  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706