

Recorded as an accommodation only
without liability

APN#: 1319-30-631-016

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

DOUGLAS COUNTY, NV

RPTT:\$9.75 Rec:\$40.00

\$49.75 Pgs=3

WILSON TITLE SERVICES

KAREN ELLISON, RECORDER

2021-970795

07/14/2021 08:53 AM

ICN: 4920705A

GRANT, BARGAIN AND SALE DEED

THIS DEED is made this ✓ 14 day of ✓ December, 20✓ 20, by and between **Gary Lynn and Ellen Lynn, husband and wife as joint tenants 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").

W I T N E S S E T H:

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"):

- (A) An undivided 1/26th 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 1/51st in Unit 207 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

6745713

Ridge Crest - Warranty Deed

Nevada, as may be amended, supplemented, and amended and restated from time to time (the "Declaration"). 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 Declaration. 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.

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.

M6745713

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

"Grantor"

By: ✓ Gary Lynn

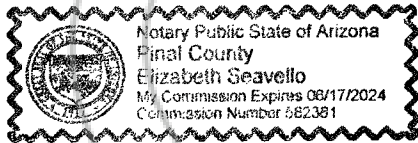
Print name: GARY LYNN

By: ✓ ^(EL) Ellen Lynn

Print name: ELLEN LYNN

STATE OF ✓ ARIZONA
COUNTY OF ✓ Pinal

The foregoing instrument was acknowledged before me this ✓ 14 day of ✓ Dec, 2020, by GARY LYNN & ELLEN LYNN, who is personally known to me or presented ✓ Arizona Drivers Lic as identification.



✓ Elizabeth Seavello
Elizabeth Seavello
Notary Public

My Commission Expires: 06-17-2024
✓ _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-30-631-016
- 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: _____

\$ 2,461.51

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$ 2,461.51

Real Property Transfer Tax Due \$ 9.75

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: Gary Lynn

Print Name: Holiday Inn Club Vacations Inc

Address: c/o 400 Ridge Club Drive

Address: 9271 S. John Young Pkwy

City: Stateline

City: Orlando

State: NV Zip: 89449

State: FL Zip: 32819

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

Print Name: Wilson Title Services

File Number: 60004156 - 6745713

Address 4045 S Spencer St

City: Las Vegas

State: NV Zip: 89119

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