

**Recorded as an accommodation only
without liability**

APN#: 1319-30-644-014

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: 3705138A

DOUGLAS COUNTY, NV

RPTT:\$17.55 Rec:\$40.00

\$57.55 Pgs=7

WILSON TITLE SERVICES

KAREN ELLISON, RECORDER

2021-970813

07/14/2021 10:29 AM

GRANT, BARGAIN AND SALE DEED

THIS DEED is made this ✓ 3 day of ✓ December, 20✓ 20, by and between Todd Broussard, an unmarried man, Brandon Broussard, an unmarried man, Paul Pink, an unmarried man and Leon Broussard And Mary C. Broussard, husband and wife as joint tenants with right of survivorship, 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 1/51st interest as tenants in common the real property more particularly described as follows (the "Property"):

(A) An undivided 1/38th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3 – 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 001 through 038 (inclusive) as shown on certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and

(B) Unit 51, as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions, and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of the Ridge Tahoe Phase Six, recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, as each may be amended, supplemented, and amended and restated from time to time (collectively, the "Declarations") and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lot 37 only, for one week each Annual year in the Swing "Season" in accordance with said Declarations.



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.



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 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: ✓ *Todd Broussard*

Print name: **Todd Broussard**

By: ✓ *Brandon Broussard*

Print name: **Brandon Broussard**

By: ✓ *Paul Pink*

Print name: **Paul Pink**

By: ✓ *Leon Broussard*

Print name: **Leon Broussard**

By: ✓ *Mary C. Broussard*

Print name: **Mary C. Broussard**

MW See Attached for Notary Certificate

See Attached for Notary Certificate

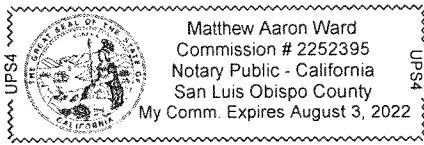
MW See Attached for Notary Certificate

MW See Attached for Notary Certificate

STATE OF California

COUNTY OF San Luis Obispo

The foregoing instrument was acknowledged before me this 3rd day of December, 2020 by Todd Broussard who is personally known to me or presented CA Drivers License as identification.



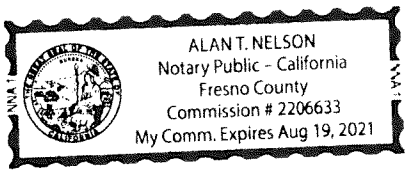
Matthew Aaron Ward
Notary Public
Matthew Aaron Ward
Notary Print Name:
My Commission Expires: August 03, 2022

Grant, Bargain and Sale Deed APN 1319-30-724-030

STATE OF California

COUNTY OF Fresno

The foregoing instrument was acknowledged before me this 3 day of December, 2020 by Brandon Broussard who is personally known to me or presented CA Drivers License as identification.



Alan T. Nelson
Notary Public
Alan T. Nelson
Notary Print Name:
My Commission Expires: Aug 19, 2021

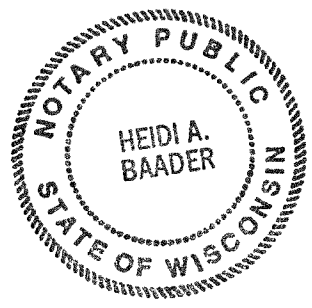
Grant, Bargain and Sale Deed APR 1319-30-724-030



STATE OF Wisconsin

COUNTY OF Pequin

The foregoing instrument was acknowledged before me this 11 day of December, 2020 by Paul Pink who is personally known to me or presented Driver license as identification.



Heidi A. Baader

Notary Public

Heidi A Baader

Notary Print Name:

My Commission Expires: 11-12-2023

Grant, Bargain, and Sale Deed APN 1319-30-724-030



STATE OF California

COUNTY OF San Luis obispo

The foregoing instrument was acknowledged before me this 3rd day of December, 2020 by Leon Broussard and Mary C. Broussard who is personally known to me or presented see below as identification.

Uniformed Services Card and CA Drivers License

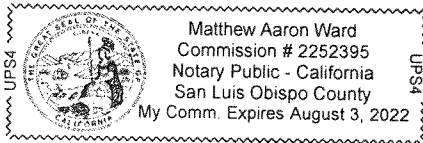
Matthew Aaron Ward

Notary Public

Matthew Aaron Ward

Notary Print Name:

My Commission Expires: December 03, 2020 MW
August 03, 2022



Grant, Bargain and Sale Deed APN 1319-30-724-030

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-30-644-014
- 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:

\$ 4,304.92

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

Transfer Tax Value: \$ 4,304.92

Real Property Transfer Tax Due \$ 17.55

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

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Todd Broussard

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: 60004159 - 6738953

Address 4045 S Spencer St

City: Las Vegas

State: NV Zip: 89119

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