

Recorded as an accommodation only
without liability

APN#: 1319-30-645-003

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: 4225744A

DOUGLAS COUNTY, NV
RPTT:\$21.45 Rec:\$40.00
\$61.45 Pgs=7
WILSON TITLE SERVICES
KAREN ELLISON, RECORDER

2021-970828

07/14/2021 11:05 AM

GRANT, BARGAIN AND SALE DEED

THIS DEED is made this ✓ 15 day of ✓ December, 20✓ 20, by and between Virgilio D. Gutierrez and Elizabeth P. Gutierrez, 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 42 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 257, 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 42 only, for one week each Annual year in the All "Season" in accordance with said Declarations.

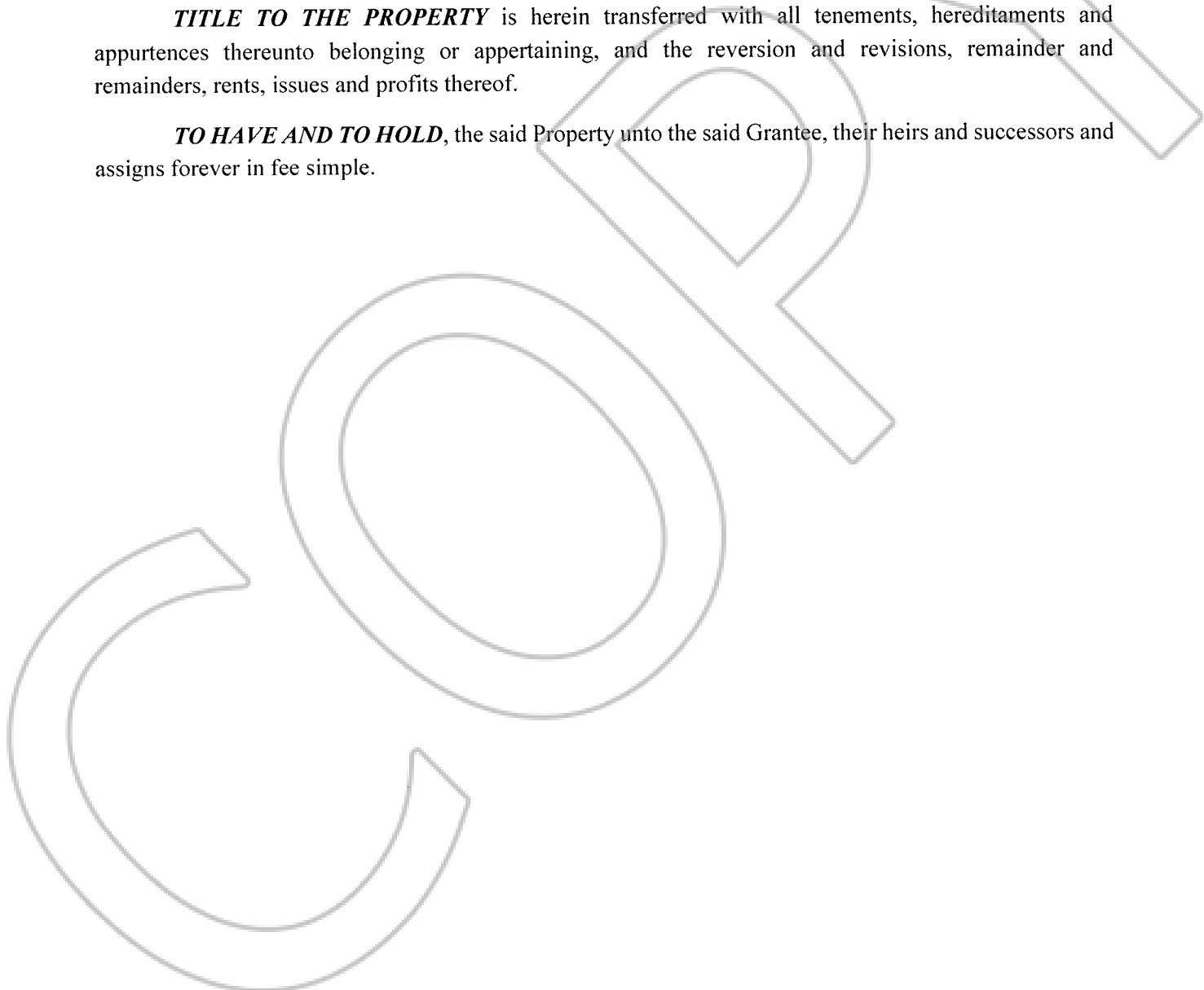


TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the Property. All replacements and additions shall also 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.



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

"Grantor"

By: ✓ *Virgilio D Gutierrez*
Virgilio D Gutierrez
Print name: VIRGILIO D GUTIERREZ

By: ✓ *Elizabeth P. Gutierrez*
Elizabeth P. Gutierrez
Print name: ELIZABETH P. GUTIERREZ

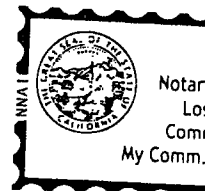
STATE OF ✓ _____

COUNTY OF ✓ _____

The foregoing instrument was acknowledged before me this ✓ ____ day of ✓ _____, 20✓ ____ by VIRGILIO D GUTIERREZ & ELIZABETH P. GUTIERREZ who is personally known to me or presented ✓ _____ as identification.

✓ _____
Notary Public
✓ _____
Notary Print Name:

See attached.



DEC 15 2020



* M 6 7 4 5 9 4 3 *

ATTY. GONZALES, ANLEVA
UNIVERSAL RECORDS, INC. 2020
IBP NO. 16309871, 2020, PLM
PTR NO. 231009-17/10217 SUE. CITY
ATTORNEY'S ROLL NO. 48315
PARAQUE CITY



* W D E E D *

ACKNOWLEDGMENT

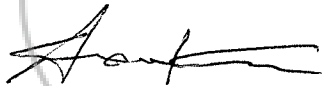
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

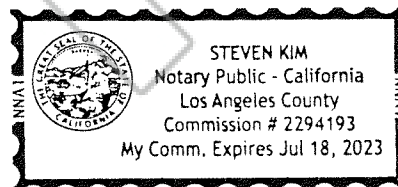
State of California
County of Los Angeles

On **December 10, 2020** before me, Steven Kim, Notary Public personally appeared **ELIZABETH P. GUTIERREZ**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

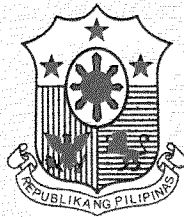
Signature  (Seal)



STEVEN KIM
Notary Public - California
Los Angeles County
Commission # 2294193
My Comm. Expires Jul 18, 2023

Dec 10 2020
ATTY. GARRY S. MALLANDELA
NOTARY PUBLIC
UNTIL DECEMBER 31, 2020
IBP NO. 103398/1.2.2020/PPLM
PTR NO. 2216094/1.2.2020/PQUE.CITY
ATTORNEY'S ROLL NO. 48315
PARANAQUE CITY

DEPARTMENT OF FOREIGN AFFAIRS
KAGAWARAN NG UGNAYANG PANLABAS



S.N. 20A-0267086

APOSTILLE

(Convention de La Haye du 5 Octobre 1961)

1. Country: Philippines

This public document

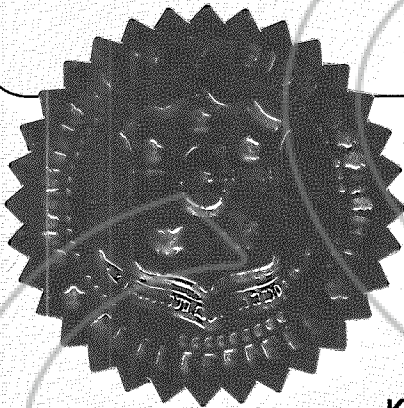
2. has been signed by Noemi J. Balitaan
3. acting in the capacity of Executive Judge
4. bears the seal/stamp of Regional Trial Court

Certified

5. at Manila
6. the 22nd day of December 2020
7. by FRANKSON S. ONG
8. No. 20A- 0267086
9. Seal/Stamp:

10. Signature:

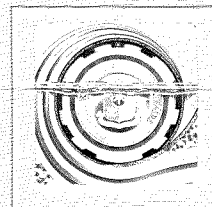

Authentication Officer



Certificate of Authority for a Notarial Act
VIRGILIO D. GUTIERREZ
*****NOTHING FOLLOWS*****

KEYCODE: 12170934

To view/verify this document, please log-in to:
www.dfa.gov.ph/verify-apostille
and follow the instructions indicated.



This Apostille only certifies the authenticity of the signature and the capacity of the person who has signed the public document, and, where appropriate, the identity of the seal or stamp which the public document bears.

This Apostille does not certify the content of the document for which it was issued.

This certificate does not constitute an Apostille under the *Hague Convention of 5 October 1961* when it is presented in a country which is not a Party to the Convention or with which the Convention is not in force as a result of an objection. In such cases, the certificate should be presented to the consular section of the mission representing that country.
This Apostille is not valid for use in the Philippines.

**REPUBLIC OF THE PHILIPPINES
NATIONAL CAPITAL JUDICIAL REGION
REGIONAL TRIAL COURT
PARAÑAQUE CITY**

**CERTIFICATE OF AUTHORITY
FOR A NOTARIAL ACT**

I, NOEMI J. BALITAAN, Executive Judge, Regional Trial Court, Parañaque City, certify that **ATTY. GARRY S. VILLANUEVA** the person named in the seal and signature on the attached document is a Notary Public in and for the City of Parañaque, Metro Manila, of the Republic of the Philippines and authorized to act on the **"AFFIDAVIT OF AUTHENTICITY"** dated 15th day of December 2020 with Document No. 163; Page No. 34; Book No. V; Series of 2020 executed by Virgilio D. Gutierrez.

IN WITNESS WHEREOF, I have affixed below my signature and seal of this office this 15th day of December 2020.


NOEMI J. BALITAAN
Executive Judge

Prepared/Verified by:


ROWENA T. DIAZ
Clerk III

O.R. No.	:	7164483
Date	:	December 15, 2020
Amount	:	Php 200.00
Requesting Parties	:	Virgilio D. Gutierrez

REPUBLIC OF THE PHILIPPINES)
CITY OF PARAÑAQUE) S.S.

RTCOCC
PARAÑAQUE CITY
RECEIVED
15 DEC 2020
BY: [Signature]
TIME: 10:39

AFFIDAVIT OF AUTHENTICITY

I, **VIRGILIO D. GUTIERREZ**, Filipino/American Citizen, of legal age and residing at 33-E Tower 2, The Grand Midori Cando, 160, Legaspi St. S.L.V, Makati City, after having been sworn to in accordance with law, hereby depose and state, THAT;

1. The document denominated a GRANT, BARGAIN AND SALE DEED, and with Acknowledgment dated December 10, 2020, under my name is a faithful reproduction of the original;
2. That I hereby attest to the authenticity and genuineness of the documents attached made an integral part.
3. That I hereby agree to be liable and irrevocable and answerable to perjury and/or falsification of public documents are found not in order or true.
4. That I am executing this affidavit for the purpose of showing under oath the truth of the forgoing facts and circumstances.

IN WITNESS WHEREOF, I have hereunto affixed my signature this ___ day of _____ 2020 at Parañaque City.

[Signature]
VIRGILIO D. GUTIERREZ
Affiant

SUBSCRIBED AND SWORN to before me this ___ day of ___ 2020 at Parañaque City; affiant exhibited to me his Senior Citizen's Blu Card with No. 59-587..

Doc. No. 103 ;
Page No. 34 ;
Book No. ↓ ;
Series of 2020.

[Signature]
ATTY. GARRY S. VILLANUEVA
NOTARY PUBLIC
UNTIL DECEMBER 31, 2020
IBP NO. 105398/17.2020/ PPLM
PTR NO. 2216094/12.2020 PQUE CITY
ATTORNEY'S ROLL NO. 48315
PARAÑAQUE CITY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1319-30-645-003
 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: \$ 5,000.66
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 5,000.66
 Real Property Transfer Tax Due \$ 21.45

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: *Virgilio D. Gutierrez* Capacity: Agent
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Virgilio D. Gutierrez
 Address: c/o 400 Ridge Club Drive
 City: Staneline
 State: NV Zip: 89449

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Holiday Inn Club Vacations Inc
 Address: 9271 S. John Young Pkwy
 City: Orlando
 State: FL Zip: 32819

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Wilson Title Services File Number: 60004160 - 6745943
 Address 4045 S Spencer St
 City: Las Vegas State: NV Zip: 89119