

Recorded as an accommodation only  
without liability

APN#: 1319-30-644-091

**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: 3718145B

DOUGLAS COUNTY, NV

RPTT:\$15.60 Rec:\$40.00

\$55.60 Pgs=2

WILSON TITLE SERVICES

KAREN ELLISON, RECORDER

**2021-970835**

**07/14/2021 11:18 AM**

**GRANT, BARGAIN AND SALE DEED**

**THIS DEED** is made this ✓ 14<sup>th</sup> day of ✓ January, 20✓ 21, by and between Larry Cromwell and Eleanor Cromwell and Rod Muscio and Charlen Musico, 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 1/51<sup>st</sup> interest as tenants in common the real property more particularly described as follows (the "Property"):

(A) An undivided 1/38<sup>th</sup> interest in and to Lot 37 as shown on Tahoe Village Unit No. 3 – 13<sup>th</sup> 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 181, 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 Odd year in the Swing "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 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.

**GRANTORS**

By: [Signature]  
Name: LARRY CROMWELL

By: [Signature]  
Name: ROD MUSCIO

By: ✓ Eleanor Cromwell  
Name: ELEANOR CROMWELL

By: ✓ Charlen Muscio  
Name: CHARLEN MUSICO

AKA Charlene Muscio

STATE OF ✓ California  
COUNTY OF ✓ San Mateo

The foregoing instrument was acknowledged before me this ✓ 4<sup>th</sup> day of ✓ January, 20✓ 21, by LARRY CROMWELL & ELEANOR CROMWELL & ROD MUSCIO & CHARLEN MUSICO, who is personally known to me or presented ✓ Calif. D/L + ID'S as identification.



✓ [Signature]  
Notary Public  
My Commission Expires: ✓ 06/13/2021

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1319-30-644-091  
 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: \$ 3,587.43  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 3,587.43  
 Real Property Transfer Tax Due \$ 15.60

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: Larry Cromwell  
 Address: c/o 400 Ridge Club Drive  
 City: Stateline  
 State: NV Zip: 89449

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: 60004161 - 6748839  
 Address 4045 S Spencer St  
 City: Las Vegas State: NV Zip: 89119

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