

Recorded as an accommodation only  
Without liability

APN#: 1319-30-724-009

**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: 3400845A

DOUGLAS COUNTY, NV

RPTT:\$15.60 Rec:\$40.00

\$55.60 Pgs=3

WILSON TITLE SERVICES

KAREN ELLISON, RECORDER

**2021-972968**

**08/24/2021 10:27 AM**

**GRANT, BARGAIN AND SALE DEED**

***THIS DEED*** is made this 13<sup>th</sup> day of April, 2021, by and between **Barbara J. Breipohl, a married woman as her sole and separate property, and Bryan Scott Herpel, an unmarried man and Cynthia Noelle Pillsbury, a married woman as her sole and separate property, altogether 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 1/51<sup>st</sup> 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 34 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 there-from Units 001 through 038 (inclusive) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and
- (B) Unit No. 8 as shown and defined on said Con-dominium Plan; together with those easements appurtenant thereto and such easements de-scribed 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 recorded August 21, 1984, as Document No. 097150, as amended, by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, and as de-scribed 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 the same unit type conveyed, in Lot 34 only, for one week each year in the Swing "Season" as defined in and 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.

**GRANTORS**

By: ✓ Barbara J. Breipohl  
Name: **BARBARA J BREIPOHL**

By: ✓ Bryan Scott Herpel  
Name: **BRYAN SCOTT HERPEL**

By: ✓ Cynthia Noelle Pillsbury  
Name: **CYNTHIA NOELLE PILLSBURY**

By: ✓ \_\_\_\_\_  
Name: \_\_\_\_\_

By: ✓ \_\_\_\_\_  
Name: \_\_\_\_\_

By: ✓ \_\_\_\_\_  
Name: \_\_\_\_\_

STATE OF ✓ \_\_\_\_\_  
COUNTY OF ✓ \_\_\_\_\_

The foregoing instrument was acknowledged before me this ✓ \_\_\_\_\_ day of ✓ \_\_\_\_\_, 20✓ \_\_\_\_\_, by **BARBARA J BREIPOHL & BRYAN SCOTT HERPEL & CYNTHIA NOELLE PILLSBURY**, who is personally known to me or presented ✓ \_\_\_\_\_ as identification.

*SEE ATTACHED CALIFORNIA  
ACKNOWLEDGEMENT  
✓ EMBOSSED FOR ID*

Notary Public  
My Commission Expires: ✓ \_\_\_\_\_



*EMBOSSED FOR ID*

*B*

# 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 SANTA CLARA )

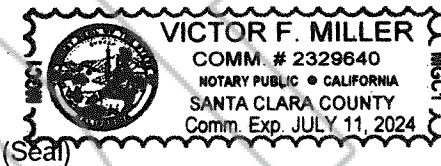
On 4/13/2021 before me, Victor F. Miller, Notary Public  
— (insert name and title of the officer)

personally appeared BARBARA J. BREISSL, BAYNSGITT HERPEL & PILSBURY <sup>CYNTHIA NOEIE</sup> who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ they executed the same in his/~~her~~ their authorized capacity(ies), and that by his/~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 *Victor F. Miller*  
Victor F. Miller, Notary Public



July 11 2024 3 PAGES

UNASSIGNED FOR ID

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1319-30-724-009  
 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: *Barbara J. Breipohl* Capacity: Agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Barbara J. Breipohl  
 Address: c/o 400 Ridge Club Drive  
 City: Stateline  
 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: 60004359 - 6742614  
 Address 4045 S Spencer St  
 City: Las Vegas State: NV Zip: 89119