

Recorded as an accommodation only
Without liability

APN#: 1319-30-519-011

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: 5001140A

DOUGLAS COUNTY, NV

RPTT:\$13.65 Rec:\$40.00

\$53.65 Pgs=3

WILSON TITLE SERVICES

KAREN ELLISON, RECORDER

2021-973267

08/30/2021 09:11 AM

GRANT, BARGAIN AND SALE DEED

THIS DEED is made this 5th day of November, 2020, by and between, **Cheryl Brandt Cornelius, an unmarried woman** whose address is c/o The Ridgeview 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, the real property more particularly described as follows (the "Property"):

- (A) An undivided 1/24th interest as tenants in common, in and to the Common Area of Lot 50, Tahoe Village Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Record of Survey of Boundary Line Adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.
- (B) An undivided 1/51st in Unit **11**, as shown and defined on said Seventh Amended Map of Tahoe Village, Unit No. 1.

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 Areas of Tahoe Village Unit No. 1, as set forth on said Ninth Amended Map of Tahoe



6 7 4 7 4 1 0

Village, Unit No. 1, recorded on September 21, 1990, in Book 990, at Page 2906, as Document No. 235007, Official Records of Douglas County, State of Nevada; an exclusive right to the use of a condominium unit and the non-exclusive right to use the Property during one “use week” within the Winter use season” as said quoted terms are defined in the Declaration of Covenants, Conditions, and Restrictions for Ridgeview, recorded on December 21, 1984 in Book 1284, Page 1993, as Document No. 111558 of Said Official Records, 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 project during said “use week” in said above mentioned “use season.” 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.

"Grantor"

By: ✓ Cheryl Brandt Cornelius

Print name: CHERYL BRANDT CORNELIUS

By: ✓ _____

Print name:

STATE OF NY
COUNTY OF Ulster

The foregoing instrument was acknowledged before me this ✓ 5th day of ✓ November, 20 ✓ 20, by CHERYL BRANDT CORNELIUS, who is personally known to me or presented Cheryl Brandt Cornelius as identification.

✓ [Signature]
Notary Public

My Commission Expires: ✓ July 24, 2021

MICHAEL E BULGIA
NOTARY PUBLIC, State of New York
No.01BU5047146
Qualified in Dutchess, Orange &
Ulster Counties
Commission Expires July 24, 2021

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1319-30-519-011
 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: \$ 3,370.01
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 3,370.01
 Real Property Transfer Tax Due \$ 13.65

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: *Cheryl Brandt Cornelius* Capacity: Agent
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Cheryl Brandt Cornelius
 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: 60003946 - 6747410
 Address: 4045 S Spencer St
 City: Las Vegas State: NV Zip: 89119