

APN#: 1319-30-712-001

RPTT: \$3.90 / #16-012-29-01 / 20212873

**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

**GRANT, BARGAIN AND SALE DEED**

**THIS DEED** is made this 3 day of Feb, 2021, by and between **Anthony Sawyer, an unmarried man**, whose address is c/o The Ridge Pointe Property Owners Association, Inc., a Nevada non-profit corporation, whose mailing address is 455 Tramway 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"):

SEE EXHIBIT 'A' ATTACHED

~~An undivided 1/51<sup>st</sup> interest as tenants in common, with each interest having a 1/51<sup>st</sup> interest in and to that certain real property and improvements as follows:~~

~~An undivided 1/1326<sup>th</sup> interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1- 14<sup>th</sup> Amended Map, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet, the chord of said curve bears North 60°39'00" East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as may be amended, supplemented, and amended and restated from time to time (the "Declaration"), and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period each year in accordance with said Declaration.~~

**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 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.

**EXHIBIT "A"**

**(160)**

**A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/1326<sup>th</sup> interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14<sup>th</sup> AMENDED MAP, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property described as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet, the chord of said curve bears North 60°39'00" East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period each year in accordance with said Declaration.**

**A Portion of APN: 1319-30-712-001**

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

**"Grantor"**

✓ *Anthony Sawyer*  
Signature  
ANTHONY SAWYER

✓ \_\_\_\_\_  
Signature

✓ \_\_\_\_\_  
Signature

✓ \_\_\_\_\_  
Signature

STATE OF ✓ \_\_\_\_\_

COUNTY OF ✓ \_\_\_\_\_

The foregoing instrument was acknowledged before me this ✓ \_\_\_\_\_ day of  
✓ \_\_\_\_\_, 20✓ \_\_\_\_\_, by ANTHONY SAWYER, who is personally known to  
me or presented \_\_\_\_\_ as identification.

✓ *SEE ATTACHED*  
Notary Public

My Commission Expires: ✓ \_\_\_\_\_

M6746614

# 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 SONOMA

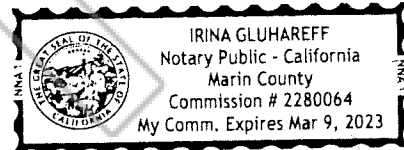
On FEBRUARY 3, 2021 before me, Irina Gluhareff, Notary Public  
(insert name and title of the officer)

personally appeared ANTHONY WILLIAM SAWYER,  
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/she/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 *Irina Gluhareff* (Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) A ptn of 1319-30-712-001  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property:  
 a)  Vacant Land                      b)  Single Family Res.  
 c)  Condo/Townhouse              d)  2-4 Plex  
 e)  Apartment Bldg.                f)  Commercial/Industrial  
 g)  Agricultural                      h)  Mobile Home  
 i)  Other Timeshare \_\_\_\_\_

3. a. Total Value/Sales Price of Property \_\_\_\_\_ \$764.00  
 b. Deed in Lieu of Foreclosure Only (Value of Property) \_\_\_\_\_ ( )  
 c. Transfer Tax Value \_\_\_\_\_ \$764.00  
 d. REAL PROPERTY TRANSFER TAX DUE: \_\_\_\_\_ \$3.90

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest Percentage being transferred: \_\_\_\_\_ %  
 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 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 \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantor  
Anthony Sawyer

Signature [Signature] Capacity: \_\_\_\_\_ Grantee  
Agent  
 HOLIDAY INN CLUB VACATIONS  
 INCORPORATED, a Delaware Corporation

**SELLER (GRANTOR) INFORMATION**

Print Name: Anthony Sawyer  
 Address: 19113 Sansone Drive  
 City/State/Zip: Santa Rosa, CA 95403

**BUYER (GRANTEE) INFORMATION**

Print Name: HOLIDAY INN CLUB VACATIONS  
INCORPORATED  
 Address: 9271 S. John Young Pkwy  
 City/State/Zip: Orlando, FL 32819

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)

Company \_\_\_\_\_ Escrow No.: 20212873  
 Name: Vacation Ownership Title Agency, Inc.  
 Address: 3476 Executive Pointe Way #16  
 City: Carson City State: NV Zip: 89706