

Recorded as an accommodation only  
without liability

APN#: 1319-30-723-012

**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: 3313127A

DOUGLAS COUNTY, NV

RPTT:\$15.60 Rec:\$40.00

\$55.60 Pgs=4

WILSON TITLE SERVICES

KAREN ELLISON, RECORDER

**2021-978830**

**12/23/2021 10:21 AM**

**GRANT, BARGAIN AND SALE DEED**

**THIS DEED** is made this 24<sup>th</sup> day of November, 2021, by and between **Bert Boothroyd and Karen Boothroyd, 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,

*See attached Exhibit A – Legal Description attached hereto and made apart hereof.*

**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: ✓ \_\_\_\_\_

Name: **BERT BOOTHROYD**

By: ✓ *Bert Boothroyd*

Name: **KAREN BOOTHROYD**

By: *Karen Boothroyd*

Name: \_\_\_\_\_

By: ✓ \_\_\_\_\_

Name: \_\_\_\_\_

By: ✓ \_\_\_\_\_

Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

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

The foregoing instrument was acknowledged before me this ✓ \_\_\_\_\_ day of  
✓ \_\_\_\_\_, 20✓ \_\_\_\_\_, by **BERT BOOTHROYD AND KAREN BOOTHROYD**,  
who is personally known to me or presented ✓ \_\_\_\_\_ as identification.

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

SEE ATTACHED  
NOTARY CERTIFICATE



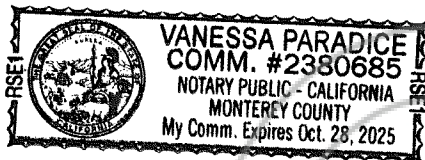
# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Monterey

On November 24, 2021 before me, Vanessa Paradise, Notary Public  
personally appeared Bert Boothroyd, Karen Boothroyd -

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.



NOTARY SEAL

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

Van Paradise

Signature of Notary Public

## ADDITIONAL OPTIONAL INFORMATION

Title or Description of attached document: Grant, Bargain and Sale  
Deed

Document Date: November 24, 2021 Number of Pages: Three -

Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- Individual  
 Corporate Officer  
 Partner  
 Attorney-in-Fact  
 Trustee  
 Other: \_\_\_\_\_

Signer is representing \_\_\_\_\_

Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- Individual  
 Corporate Officer  
 Partner  
 Attorney-in-Fact  
 Trustee  
 Other: \_\_\_\_\_

Signer is representing \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**Ridge Tahoe (Lot 33)**

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:

That certain timeshare estate, as said timeshare estate is defined 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, which timeshare estate is comprised of:

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

- (A) An undivided 1/20th interest in and to Lot 33 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 121 through 140 (inclusive) as shown on Tahoe Village Unit No. 3, Fifth Amended Map, recorded October 29, 1981, as Document No. 61612, as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661; and
- (B) Unit No. **131** as shown and defined on said last mentioned map as corrected by said Certificate of Amendment; 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 III recorded February 21, 1984, as Document No. 097150, as amended by document recorded October 15, 1990, as Document No. 236691, 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 Lots 31, 32 or 33 only, for one week each year in the **Swing** "Season" as defined in and in accordance with said Declarations.

A Portion of APN: **1319-30-723-012**

As shown with Interval Id # **3313127A**

*Ridge Tahoe (Lot 33 – Annual)*

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1319-30-723-012  
 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: *Bert Boothroyd* Capacity: Agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Bert Boothroyd  
 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  
 Address: 4045 S Spencer St  
 City: Las Vegas

File Number: Legal - 6752057  
 State: NV Zip: 89119

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