

*Recorded as an accommodation only
without liability*

APN#: 1319-30-645-003

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

DOUGLAS COUNTY, NV

RPTT:\$21.45 Rec:\$40.00

\$61.45 Pgs=5

WILSON TITLE SERVICES

KAREN ELLISON, RECORDER

2022-981476

02/22/2022 09:21 AM

GRANT, BARGAIN AND SALE DEED

THIS DEED is made this 7 day of November, 2021, by and between **TAMI L. GANSBERGER A/K/A TAMI LYNN PUGH**, an unmarried woman, 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 1/51st interest as tenants in common the real property more particularly described as follows (the "Property"):

See attached Exhibit A-Legal Description attached hereto and made a part 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: TAMI L GANSBERGER A/K/A
TAMI LYNN PUGH

STATE OF ✓ California
COUNTY OF ✓ Merced

The foregoing instrument was acknowledged before me this ✓ 7 day of ✓ November, 2021, by TAMI L GANSBERGER A/K/A TAMI LYNN PUGH, who is personally known to me or presented ✓ California Drivers license as identification.

✓ _____
Notary Public
My Commission Expires: ✓ 04/26/2025

SEE ATTACHED FOR
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 Merced }

On November 7, 2021 before me, Savannah Bascue, Notary Public,
(Here insert name and title of the officer)

personally appeared Tami Lynn Pugh,
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.

Sarah Bascue
Notary Public Signature

(Notary Public Seal)



INSTRUCTIONS FOR COMPLETING THIS FORM

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Grant, Bargain and Sale Deed
(Title or description of attached document)
(Title or description of attached document continued)
Number of Pages 1 Document Date 11-7-2021

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

CAPACITY CLAIMED BY THE SIGNER

Individual(s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

IN WITNESS WHEREOF, Developer and Licensee have executed this Oak n' Spruce Resort Notice of Termination of Timeshare License on the 1 day of February, 2022.


DEVELOPER:
**Holiday Inn Club Vacations
Incorporated**

By: 


Name: Ryan Magura
Title: Assistant Secretary

STATE OF: FLORIDA
COUNTY OF: ORANGE

On this 1 day of February, 2022, before me, the undersigned notary public, personally appeared Ryan Magura, as Assistant Secretary for Holiday Inn Club Vacations Incorporated, a Delaware corporation, and acknowledged to me that she/he signed it voluntarily for its stated purpose as her/his free act and deed.



Ryan Burkhart
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG220407
Expires 5/21/2022



Notary Public
Ryan Burkhart

Notary Print Name:
My Commission Expires: _____

EXHIBIT A- LEGAL DESCRIPTION

(A) An undivided 1/38th interest in and to Lot 42 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 001 through 038 (inclusive) as shown on certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and

(B) Unit 256, 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 42 only, for one week each year in the All “Season” in accordance with said Declarations.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-30-645-003
- 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: _____

\$ 5,000.66

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$ 5,000.66

Real Property Transfer Tax Due \$ 21.45

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: *Tami L. Pugh*

Capacity: Agent

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Tami L. Pugh

Print Name: Holiday Inn Club Vacations Inc

Address: c/o 400 Ridge Club Drive

Address: 9271 S. John Young Pkwy

City: Stateline

City: Orlando

State: NV Zip: 89449

State: FL Zip: 32819

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Wilson Title Services

File Number: 90000166 - 6745790

Address: 4045 S Spencer St

City: Las Vegas

State: NV Zip: 89119

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