

DOUGLAS COUNTY, NV

2022-983774

RPTT:\$23.40 Rec:\$40.00

\$63.40 Pgs=3

04/15/2022 12:50 PM

WILSON TITLE SERVICES

KAREN ELLISON, RECORDER

APN#: 1319-30-723-019 / 1319-30-723-020

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 ✓ 29th day of ✓ March, 20✓ 22, by and between, **PENNY H. FISHER, SURVIVING TENANT** 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"):

An undivided 1/51st interest in and to that certain condominium as follows:

EXHIBIT A

(A) An undivided 1/20th interest, as tenants-in-common, in and to Lot 33 of 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, all of Official records Douglas County, State of Nevada. Except therefrom units 121 to 140 as shown and defined on that certain Condominium Plan recorded August 20, 1982, as document No. 70305 of Official records.

(B) Unit No. 138 as shown and defined on said Condominium Plan.

ICN#: 3313846A / 3313946A

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Ridgeview - Warranty Deed
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EXHIBIT B

(A) An undivided 1/20th interest, as tenants-in-common, in and to Lot 33 of 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, all of Official records Douglas County, State of Nevada. Except therefrom units 121 to 140 as shown and defined on that certain Condominium Plan recorded August 20, 1982, as document No. 70305 of Official records.

(B) Unit No. 139 as shown and defined on said Condominium Plan

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 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.

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

GRANTORS:

✓ Penny H. Fisher
Grantor – Signature

PENNY H. FISHER
Grantor – Printed Name (Address Provided Above)

Grantor – Signature

Grantor – Printed Name (Address Provided Above)

Grantor – Signature

Grantor – Printed Name (Address Provided Above)

Grantor – Signature

Grantor – Printed Name (Address Provided Above)

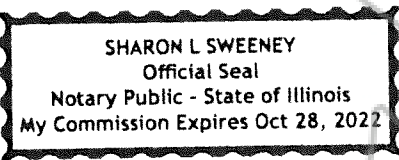
STATE OF ✓ Illinois

COUNTY OF ✓ Da Page

The foregoing instrument was acknowledged before me this ✓ 29th day of ✓ March, 20✓ 22, by **PENNY H. FISHER**, who is personally known to me or presented ✓ _____ as identification.

✓ Sharon L. Sweeney
Notary Public

My Commission Expires: ✓ 10-28-22



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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1319-30-723-019 / 1319-30-723-020
 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'/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: \$ 5,551.98
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 5,551.98
 Real Property Transfer Tax Due \$ 23.40

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: *Penny H. Fisher* Capacity: Agent
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Penny H. Fisher
 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: LegalLV - 6740567 / 6740193
 Address 4045 S Spencer St
 City: Las Vegas State: NV Zip: 89119

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