

APN#: 1319-30-519-009

**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



KAREN ELLISON, RECORDER

**GRANT, BARGAIN AND SALE DEED**

***THIS DEED*** is made this ✓ 19 day of ✓ MARCH, 20✓ 22, by and between, **Michael Howard, Jackson Howard and Patricia Murphy, as their interests may appear and as tenants in common as to an undivided 75% interest** 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 1/24<sup>th</sup> 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 1/51<sup>st</sup> in Unit 9, 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 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 Swing 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.

**GRANTORS:**

✓ Michael Howard  
Grantor - Signature

**MICHAEL HOWARD**  
Grantor - Printed Name (Address Provided Above)

STATE OF ✓ Colorado

COUNTY OF ✓ Boulder

The foregoing instrument was acknowledged before me this ✓ 19 day of ✓ March, 20✓ 22, by **MICHAEL HOWARD**, who is personally known to me or presented ✓ Colorado Driver License 92-107-0296 as identification.

JACOB GAY  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20224003348  
MY COMMISSION EXPIRES JANUARY 24, 2026

✓ Jacob Gay  
Notary Public

My Commission Expires: ✓ January 24, 2026



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

**GRANTORS:**

✓   
\_\_\_\_\_  
Grantor – Signature

**PATRICIA MURPHY**  
\_\_\_\_\_  
Grantor – Printed Name (Address Provided Above)


✓   
\_\_\_\_\_  
Grantor – Signature

**JACKSON HOWARD**  
\_\_\_\_\_  
Grantor – Printed Name (Address Provided Above)

STATE OF ✓ Colorado  
COUNTY OF ✓ Boulder

The foregoing instrument was acknowledged before me this ✓ 19 da of ✓ March, 20 ✓ 22, by **PATRICIA MURPHY & JACKSON HOWARD**, who is personally known to me or presented ✓ Colorado Driver License 92-164-9891 & 99-293-0819 as identification.

JACOB GAY  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20224003348  
MY COMMISSION EXPIRES JANUARY 24, 2028

✓   
\_\_\_\_\_  
Notary Public

My Commission Expires: ✓ January 24, 2026



STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) APN: 1319-30-519-009
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

- 2. Type of Property:
  - a)  Vacant Land    b)  Single Fam. Res.
  - c)  Condo/Twnhse    d)  2-4 Plex
  - e)  Apt. Bldg    f)  Comm'l/Ind'l
  - g)  Agricultural    h)  Mobile Home
  - i)  Other TIME SHARE

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

- 3. Total Value/Sales Price of Property: \$ 101.<sup>00</sup>
- Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_
- Transfer Tax Value: \$ \_\_\_\_\_
- Real Property Transfer Tax Due: \$ 1.95

- 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 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 [Signature] Capacity GRANTOR

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: PATRICIA MURPHY  
 Address: 5721 JAY RD  
 City: BOULDER  
 State: CO Zip: 80301

Print Name: HOLIDAY INN VARIATIONS INCORPORATED  
 Address: 9271 S. JOHN YOUNG PKWY  
 City: ORLANDO  
 State: FL Zip: 32819

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_