

Recorded as an accommodation only
without liability

APN#: 1319-30-644-095

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: 3718508A

DOUGLAS COUNTY, NV

RPTT:\$23.40 Rec:\$40.00

\$63.40 Pgs=7

2022-988299

08/10/2022 12:23 PM

WILSON TITLE SERVICES

KAREN ELLISON, RECORDER

GRANT, BARGAIN AND SALE DEED

THIS DEED is made this 8th day of April, 2022, by and between **52% Gordon U. and Darcy Umphred Burton Family Revocable Trust dated November 16th, 1998, 24% Benjamin Umphred Burton whose post office address is 1631 Day Drive, Carmichael, CA 95608 and 24% Jeb U. Burton whose post office address is 4135 Pinehurst Circle, Stockton, CA 95219**, 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: Signed in counterpart
Name: Gordon U. Burton, As Individual and as Trustee

By: _____
Name: Benjamin Umphred Burton, As Individual and as Trustee

By: _____
Name: _____

By: Darcy Umphred Burton
Name: Darcy Umphred Burton, As Individual and as Trustee

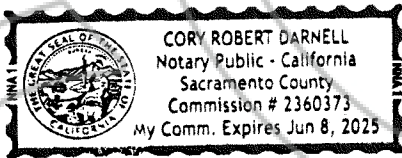
By: _____
Name: Jeb U. Burton, As Individual and as Trustee

By: _____
Name: _____

STATE OF California
COUNTY OF Sacramento

The foregoing instrument was acknowledged before me this 8 day of April, 20 22, by Gordon U. Burton and Darcy Umphred Burton and Benjamin Umphred Burton and Jeb U. Burton, who is personally known to me or presented Driver's license as identification.

Cory Darnell
Notary Public
My Commission Expires: June 8, 2025



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

GRANTORS

Signed in counterpart

By: ✓
Name: Gordon U. Burton, As Individual and as Trustee

By: ✓
Name: Darcy Umphred Burton, As Individual and as Trustee

By:
Name: Benjamin Umphred Burton, As Individual and as Trustee

By:
Name: Jeb U. Burton, As Individual and as Trustee

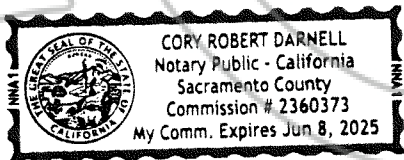
By:
Name:

By: Jeb U. Burton
Name:

STATE OF ✓ Cal. Forming
COUNTY OF ✓ Sacramento

The foregoing instrument was acknowledged before me this ✓ 14 day of ✓ April, 20 ✓ 22, by ~~Gordon U. Burton and Darcy Umphred Burton and Benjamin Umphred Burton and Jeb U. Burton~~, who is personally known to me or presented ✓ Driver's license as identification.

✓ Cory Darnell
Notary Public
My Commission Expires: ✓ 6/8/25



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

GRANTORS

By: ✓ [Signature]
Name: Gordon U. Burton, As Individual and as Trustee

By: _____
Name: Benjamin Umphred Burton, As Individual and as Trustee

By: _____
Name: _____

Signed in Counterpart

By: ✓ _____
Name: Darcy Umphred Burton, As Individual and as Trustee

By: _____
Name: Jeb U. Burton, As Individual and as Trustee

By: _____
Name: _____

STATE OF ✓ California
COUNTY OF ✓ Sacramento

The foregoing instrument was acknowledged before me this ✓ 14 day of ✓ April, 20 ✓ 22, by ~~Gordon U. Burton and Darcy Umphred Burton and Benjamin Umphred Burton and Jeb U. Burton~~, who is personally known to me or presented ✓ Driver's license as identification.

✓ [Signature]
Notary Public
My Commission Expires: ✓ 6/8/25



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

GRANTORS

Signed in Counterpart

By: ✓
Name: Gordon U. Burton, As Individual and as Trustee

By: ✓
Name: Darcy Umphred Burton, As Individual and as Trustee

By: *[Signature]*
Name: Benjamin Umphred Burton, As Individual and as Trustee

By: *[Signature]*
Name: Jeb U. Burton, As Individual and as Trustee

By: _____
Name: _____

By: _____
Name: _____

STATE OF ✓ _____
COUNTY OF ✓ _____

The foregoing instrument was acknowledged before me this ✓ _____ day of ✓ _____, 20✓ _____, by **Gordon U. Burton and Darcy Umphred Burton and Benjamin Umphred Burton and Jeb U. Burton**, who is personally known to me or presented ✓ _____ as identification.

SEE ATTACHED FOR NOTARY PUBLIC

✓ _____
Notary Public
My Commission Expires: ✓ _____



ALL-PURPOSE ACKNOWLEDGMENT

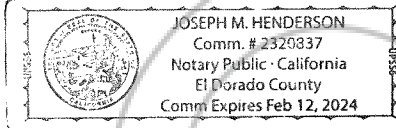
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of El Dorado }

On July 13, 2022 before me, Joseph M. Henderson, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Benjamin Umphred Burton
Name(s) of Signer(s)

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: [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant, Bargain, and Sale Deed

Document Date: July 13, 2022 Number of Pages: 3

EXHIBIT "A"
LEGAL DESCRIPTION
Ridge Tahoe (Lot 37)

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 1/106th interest in and to Lot 37 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 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and
- (B) Unit No. **185** as shown and defined on said Condominium Plan; 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 Five recorded August 18, 1988, as Document No. 184461, as amended, 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 37 only, for one week each year in the **Prime** "Season" as defined in and in accordance with said Declarations.

A Portion of APN: **1319-30-644-095**

As shown with Interval Id # **3718508A**

Contract No: **6749691**

Ridge Tahoe (Lot 37 – Annual)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1319-30-644-095
 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: \$ 5,583.04
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 5,583.04
 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: *Gordon U. Burton* Capacity: Agent
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gordon U. Burton, Trustee
 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 File Number: LeggalLV - 6749691
 Address: 4045 S Spencer St
 City: Las Vegas State: NV Zip: 89119