

DOUGLAS COUNTY, NV

2023-1000839

RPTT:\$1.95 Rec:\$40.00

\$41.95 Pgs=3

09/26/2023 01:38 PM

WILSON TITLE SERVICES

SHAWNYNE GARREN, RECORDER

APN: 1319-30-712-001

RECORDING REQUESTED BY:  
WILSON TITLE SERVICES, LLC

WHEN RECORDED MAIL TO:  
WILSON TITLE SERVICES, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
9271 S John Young Parkway,  
Orlando, FL 32819

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

Order No.: 80002253-6750128  
Timeshare ID:1601837C

### TRUSTEE'S DEED UPON SALE

The undersigned grantor declares:

- 1) The Grantee herein was the highest bidder at the Trustee's Sale.
- 2) The amount of the unpaid debt together with costs was 12,244.97
- 3) The amount paid by the grantee at the trustee sale was \$500.00
- 4) The documentary transfer tax is \$1.95
- 5) Said property is in STATELINE

WILSON TITLE SERVICES, LLC (herein called Trustee/Authorized Agent), as appointed Trustee/Authorized Agent under the Claim of Lien for Delinquent Assessments hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to **Holiday Inn Club Incorporated, a Delaware corporation**, (herein called Grantee), whose address **9271 S John Young Parkway, Orlando, FL 32819**, all of its right, title and interest in and to that certain property situated in the County of **Douglas**, State of Nevada, described as follows:

**See Exhibit 'A' attached hereto and made a part hereof.**

**RECITALS:** This conveyance is made pursuant to the powers conferred upon Trustee/Authorized Agent by that certain Claim of Lien for Delinquent Assessments dated **7/14/2022** and executed by **Wilson Title Services, LLC, a Delaware limited liability company** as Trustee/Authorized Agent for the Ridge Pointe Property Owners' Association, a Nevada non-profit corporation, and recorded on **7/15/2022** as Instrument Number **2022-987467** of Official Records of Douglas County, Nevada, and after fulfillment of the conditions specified in said Claim of Lien for Delinquent Assessments authorizing this conveyance and pursuant to Nevada Revised Statutes and the provisions of the Declaration of Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, Douglas County, Nevada and all modifications, annexations and amendment thereto (the "Declaration"); said Trustee having complied with all applicable statutory requirements of the State of Nevada, and performed all duties required by such Declaration.

The name(s) of the Owner(s) of the property is purported to be:

**Charles Kirouac and Winnifred E.P. Kirouac and Philippe Kirouac**

A Default occurred as set forth in a Notice of Default and Election to Sell which was recorded on **5/22/2023**, as Instrument No. **2023-996680** in the Office of the Recorder of said County.

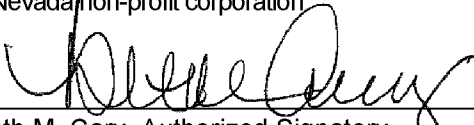
All requirements of law regarding the mailing, personal delivery, and publication of copies of the Notice of Default and Election to Sell Under Claim of Lien for Delinquent Assessment and of the Notice of Trustee's Sale and the posting of copies of said Notice of Trustee's Sale have been complied with and such default still existed at the time of sale.

The Trustee/Authorized Agent is in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Claim of Lien for Delinquent Assessments sold the herein described property at public auction on 8/30/2023.

Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being **\$500.00** in lawful money of the United States.

Date: 9/15/2023

WILSON TITLE SERVICES, LLC,  
a Delaware limited liability company  
as Trustee/Authorized Agent, for  
The Ridge Pointe Property Owners' Association,  
a Nevada non-profit corporation

  
Beth M. Cary, Authorized Signatory


State of Nevada

County of Clark

On 9/15/2023, before me, a Notary Public, personally appeared **Beth M. Cary**, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature

  
Lisa Lou Diehl, Notary Public in and for said state  
My commission expires: 2/13/2025  
Commission No: 17-1564-1

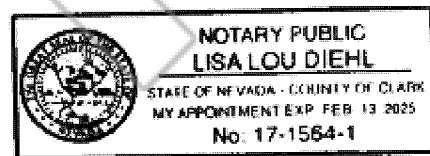


EXHIBIT A

**LEGAL DESCRIPTION**  
**Ridge Pointe (Lot 160)**

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 Declaration of Timeshare Covenants, Conditions and restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as may be amended, supplemented, and amended and restated from time to time (the "Declaration") each timeshare estate is comprised of

For Annual Interests:

One (1) undivided 1/102nd interest as tenants in common, with each interest having a 1/102nd interest in and to that certain real property and improvements as follows:

An undivided 1/2652nd interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458, in Book 996, at Page 2133, Official Records, Douglas County, Nevada, EXCEPTING THEREFROM that certain real property de-scribed as follows: Beginning at the Northeast corner of Lot 160; thence South 31°11'12" East, 81.16 feet; thence South 58°48'39" West, 57.52 feet; thence North 31°11'12" West, 83.00 feet; thence along a curve concave to the Northwest with a radius of 180 feet, a central angle of 18°23'51", an arc length of 57.80 feet, the chord of said curve bears North 60°39'00" East, 57.55 feet to the Point of Beginning. Containing 4,633 square feet, more or less, as shown on that Boundary Line Adjustment Map recorded as Document No. 0463765; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Timeshare Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, and as amended on March 19, 1999 as Document No. 0463766, and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period every other year in Even numbered years in accordance with said Declaration.

As shown with Interval Id # 1601837C

A Portion of APN: 1319-30-712-001

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-30-712-001
- 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

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \_\_\_\_\_

\$500.00

Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )

Transfer Tax Value: \$500.00

Real Property Transfer Tax Due \$1.95

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: 

Capacity: Agent

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Wilson Title Services, LLC, Trustee

Print Name: Holiday Inn Club Vacations Incorporated

Address: 4045 S Spencer Street #A62

Address: 9271 S John Young Parkway

City: Las Vegas

City: Orlando

State: NV Zip: 89119

State: FL Zip: 32819

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

Print Name: Wilson Title Services

File Number: \_\_\_\_\_

Address: 4045 S. Spencer Street #A62

City: Las Vegas

State: NV Zip: 89119

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