

APN: Portion of 42-300-14

Affix R.P.T.T. \$0.00, NRS 375.090 #05

WHEN RECORDED MAIL TO:
Diana Mahbobian-Fard
18011 Karen Drive
Encino, CA 91316

MAIL TAX STATEMENTS TO:
Holiday Inn Club Vacations, Inc.
P.O. Box 947958
Atlanta, GA 30394-7958

File No. 32847-2b CM

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That
Sidney R. Finks and Carol A. Phillips, Husband and Wife as Joint Tenants

in consideration of \$0.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Diana Mahbobian-Fard, a Married Woman as Her Sole and Separate Property

all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Legal Description attached hereto as Exhibit "A" and made a part hereof

**Commonly known as: Timeshare located at 400 Ridge Club Drive, Stateline, NV 89449
Unit No.: 014-25
Season: Spring/ Fall Use Season**

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) on May 5, 2023


Sidney R. Finks


Carol A. Phillips

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 Shasta)§

On May 5, 2023 before me, Kris Douglas, Notary Public,
personally appeared Sidney R. Finks and Carol A. Phillips *****

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 Kris Douglas

This area for official notarial seal

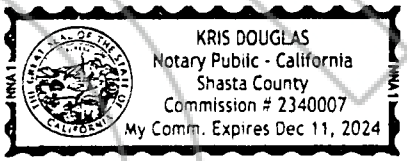


EXHIBIT "A"

A timeshare estate comprised of:

Parcel 1: an undivided 1/51st interest in and to the certain condominium described as follows:

(a) An undivided 1/24th 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) Unit No. 014-25 as shown and defined on said 7th Amended Map of Tahoe Village, Unit No. 1.

Parcel 2: a non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes over and on and through the Common Areas as set forth on said 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 further set forth upon Record of Survey of boundary line adjustment map recorded March 4, 1985, in Book 385, at Page 160, of Official Records of Douglas County, Nevada as Document No. 114254.

Parcel 3: the exclusive right to use said unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1 and Parcel 2 above during one "use week" within the "spring/fall use season" as said quoted terms are defined in the Declaration of Conditions, Covenants and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, as Document No. 114670. 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.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) Portion of 42-300-14
 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'/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: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 05
 b. Explain Reason for Exemption: a Transfer to a person to whom it is conveyed within the first degree of lineal consanguinity or affinity. Parents to child transfer

5. Partial Interest: Percentage being transferred: 100.0%

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 Sidney R. Finks, Carol A. Phillips Capacity _____ Grantor

Signature Diana Mahbobian-Fard Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sidney R. Finks and Carol A. Phillips
 Address: 50 Harvest Walk
 City: Redding
 State: California Zip: 96003

Print Name: Diana Mahbobian-Fard
 Address: 18011 Karen Drive
 City: Encino
 State: California Zip: 91316

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: DocStar Services Escrow # 32847-2b CM
 Address: 17260 Bear Valley Road, Ste 110
 City: Victorville State: California Zip: 92395

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