

DOUGLAS COUNTY, NV **2023-1002960**  
RPTT:\$42.90 Rec:\$40.00  
\$82.90 Pgs=6 12/05/2023 02:34 PM  
WILSON TITLE SERVICES  
SHAWNYNE GARREN, RECORDER

APN#: 1319-30-631-<See "Exhibit A-1">

**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**  
*[Ridge Crest]*

**THIS DEED** is made this 1<sup>st</sup> day of December, 2023, by and between **HOLIDAY INN CLUB VACATIONS INCORPORATED**, a Delaware corporation, whose mailing address is 9271 S. John Young Pkwy., Orlando, Florida 32819 ("Grantor"), and **CHICAGO TITLE TIMESHARE LAND TRUST, INC.**, a Florida corporation, solely as Trustee of Land Trust No. 2017-OL1 (a.k.a. Orange Lake Land Trust), whose mailing address is 2400 Maitland Center Parkway, Suite 110, Maitland, Florida 32751 ("Grantee") under that certain Trust Agreement for Orange Lake Land Trust (Trust No. 2017-OL1) dated December 15, 2017 as hereinafter described.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and limited liability companies.)

**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, certain real property situate, lying and being in Douglas County, Nevada, and being more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property").

**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 of Timeshare Covenants, Conditions, and Restrictions for the Ridge Crest recorded April 27, 1989, as Document No. 200951 of Official Records, Douglas County, State of Nevada, as may be amended, supplemented, and amended and restated from time to time; and (iii) Real Estate Taxes that are currently not due and payable but are a lien against the Property.

This conveyance is also made subject to the following:

1. All legal title and equitable title to the Property is being conveyed to Grantee, as trustee of that certain Orange Lake Land Trust created by that certain Trust Agreement for Orange Lake Land Trust (Trust No. 2017-OL1) executed by and among Grantor, Grantee, and Orange Lake Trust Owners' Association, Inc., a Florida not-for-profit corporation, as amended and supplemented from time to time ("Trust Agreement"), pursuant to which Grantor, as settlor, established the Orange Lake Land Trust in accordance with Section 689.071, *Florida Statutes* (the "Trust");
2. Grantee, as Trustee of the Trust, shall have the power and authority prescribed in Section 689.073(1), *Florida Statutes*;
3. Upon conveyance of the Property to Grantee by Grantor, all beneficial interests in the Trust resulting from the addition of the Property shall immediately and automatically vest in Grantor, as the sole initial beneficiary with respect to the Property, pursuant to the Trust Agreement, a memorandum of which is recorded as Instrument Number: 20180061276 in the Public Records of Orange County, Florida ("Memorandum of Trust"). Any deeds subsequently conveying beneficial interests in the Trust with respect to the Trust Plan Property or Interests (as such terms are defined in the Trust Agreement) shall be recorded solely in the Public Records of Orange County, Florida;
4. All Interests (as defined in the Trust Agreement) in the Trust are Florida real property interests;
5. The number of Points for Sale (as defined in the Trust Agreement) that Grantor may sell resulting from this conveyance and the submission of the Property to the Trust Plan shall be 554,750.
6. Grantor reserves for itself and its successors and assigns certain rights reserved to Grantor as more particularly set forth in that Declaration of Timeshare Covenants, Conditions, and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada, as may be amended, supplemented, and amended and restated from time to time (the "**Declaration**"). Such rights are not being conveyed pursuant to this Deed and may be exercised by Grantor without Grantee's consent, approval, or knowledge. These rights, as more particularly described in the Declaration, and all of the relevant provisions of such Declaration with respect to these rights, are made a part of this Deed.

**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.

[Signature]  
Witness

Print name: Jordan Kral

[Signature]  
Witness

Print name: Grace Mathis

**"Grantor"**

**HOLIDAY INN CLUB VACATIONS  
INCORPORATED**, a Delaware  
corporation

By: [Signature]

Name: Michael J. Thompson

As its: Senior Vice President

(CORPORATE SEAL)

STATE OF FLORIDA     §  
  §  
COUNTY OF ORANGE   §

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 1<sup>st</sup> day of December, 2023, by Michael J. Thompson as Senior Vice President of Holiday Inn Club Vacations Incorporated, a Delaware corporation, on behalf of the corporation.

[Signature]  
Notary Public, State of Florida



**Exhibit "A"**  
**(Annual Interests)**

Those certain timeshare estates set forth in Exhibit "A-1" attached hereto and incorporated herein by this reference, as said timeshare estate is defined in the Declaration of Timeshare Covenants, Conditions, and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada, as may be amended, supplemented, and amended and restated from time to time (the "Declaration"), which timeshare estate is comprised of:

Parcel 1: An undivided 1/51<sup>st</sup> interest with each interest having a 1/51<sup>st</sup> interest in and to that certain condominium estate described as follows:

- (A) An undivided 1/26<sup>th</sup> interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 in Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.
- (B) A given single Unit as set forth in <See "Exhibit A-1">, as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

Parcel 2: A non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada

Parcel 3: An exclusive right to the use of a condominium 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" as that term is defined in the Declaration of Timeshare Covenants, Conditions, and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada, 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 Ridge Crest project during said "USE WEEK" as more fully set forth in the Declaration. All replacements and additions shall also be covered by this Deed.

A Portion of APN: 1319-30-631-<See Exhibit "A-1">

**Exhibit "A"**  
**(Biennial Interests)**

Those certain timeshare estates set forth in Exhibit "A-1" attached hereto and incorporated herein by this reference, as said timeshare estate is defined in the Declaration of Timeshare Covenants, Conditions and restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of the Official Records, Douglas County, State of Nevada, and as may be amended, supplemented, and amended and restated from time to time (the "Declaration"), which timeshare estate comprised of:

PARCEL 1: An undivided 1/102<sup>nd</sup> interest with each having a 1/102<sup>nd</sup> interest in and to that certain condominium estate described as follows:

- (A) An undivided 1/26<sup>th</sup> interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.
- (B) A given single Unit as set forth in <See Exhibit "A-1"> as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 2: a non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

PARCEL 3: An exclusive right to the use of a condominium 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 "ALTERNATE USE WEEK" within the <See Exhibit A-1>-numbered years as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada (the "Declaration"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Crest project during said "ALTERNATE USE WEEK" as more fully set forth in the Declaration.

A Portion of APN: 1319-30-631-<See Exhibit A-1>

Exhibit A-1  
[Ridge Crest]

Count	Inventory	Frequency	Lot	Unit	Season	APN
1	4910310A	Annual	49	103	All	1319-30-631-003
2	4910948A	Annual	49	109	All	1319-30-631-009
3	4920502A	Annual	49	205	All	1319-30-631-014
4	4920837A	Annual	49	208	All	1319-30-631-017
5	4920945A	Annual	49	209	All	1319-30-631-018
6	4930743A	Annual	49	307	All	1319-30-631-026
7	4930750A	Annual	49	307	All	1319-30-631-026



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-30-631-001 thru-027
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \$ 10,651.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$ 10,651.00  
 Real Property Transfer Tax Due \$ 42.90

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: *[Signature]* Capacity: Agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: Holiday Inn Club Vacations Incorporated  
 Address: 9271 S John Young Pkwy  
 City: Orlando  
 State: Florida Zip: 32819

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: Chicago Title Timeshare Land Trust Inc, Trustee  
 Address: 2400 Maitland Center Pkwy 110  
 City: Maitland  
 State: Florida Zip: 32751

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

Print Name: Wilson Title Services File Number: \_\_\_\_\_  
 Address 4045 S Spencer St, A62  
 City: Las Vegas State: NV Zip: 89119

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