#### Recorded as an accommodation only without liability

APN#: 1319-30-712-001

**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

DOUGLAS COUNTY, NV RPTT:\$15.60 Rec:\$40.00 \$55.60 Pgs=4

2023-993106

01/11/2023 09:33 AM

WILSON TITLE SERVICES

SHAWNYNE GARREN, RECORDER

## GRANT, BARGAIN AND SALE DEED

day of Noveyed 20/22, by and between DAN THIS DEED is made this  $\checkmark$ JOSEPH GALLI AND JENNIFER ANN GALLI, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, whose address is c/o The Ridge Pointe Property Owners Association, Inc., a Nevada non-profit corporation, whose mailing address is 455 Tramway 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"):

#### See attached Exhibit A- Legal Description attached hereto and made a part 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 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 appurtences 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.

M6754073

Ridge Pointe - Warranty Deed

IN WITNESS WHEREOF, Grantor has set forth above.	s executed this Grant, Bargain and Sale Deed on the dat
" <u>G</u> By Pri By	nt name: JENNIFER ANN GALLI
STATE OF ✓COUNTY OF ✓	
The foregoing instrument was acknowly 20 when the property and the propert	wledged before me this ✓ day o
who is personally known to me or presented who	as identification.
SEE ATTACHMENT FOR NOTARY SEAL	Notary Public
FOR NOTARI DEAL	My Commission Expires: ✓

Ridge Pointe - Warranty Deed

M6754073

# **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.

validity of that document.	"
State of California County of El Dorado)	
On11.04.2022 before me, _	Eric Martinez, Notary Public  (insert name and title of the officer)
subscribed to the within instrument and acknowledge	vidence to be the person(s) whose name(s) is/are ) edged to me that he/she/they executed the same in y his/her/their signature(s) on the instrument the
paragraph is true and correct.	ne laws of the State of California that the foregoing
WITNESS my hand and official seal.  Signature	COMM. # 2389263 ON THE PROPERTY OF THE PROPERT
 Signature	(Ocal)

# 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"), which timeshare estate comprised of an undivided interest 1/51st in and to that certain real proper-ty and improvements as follows:

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 Odd numbered year in accordance with said Declaration.

As shown with Interval Id # 1601444B

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

Contract No.: 6754073

Ridge Pointe (Lot - Bi-Annual)

## STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)	
	1319-30-712-001	\ \
b)_ c)		\ \
d)_		\ \
2.	Type of Branerty	\ \
2. a)	Type of Property  Vacant Land  b) Single Fam. Res.	FOR RECORDERS OPTIONAL USE ONLY
c)	Condo/Twnhs d) 2-4 Plex	Book Page:
e)	Apt. Bldg. f) Comm'l/Ind'l	Date of Recording:
,	Agricultural h) Mobile Home	Notes:
g) i)	x Other Timeshare	Tvoics.
,		\$ 3,626.26 .
3.	Total Value/Sales Price of Property:	
	Deed in Lieu of Foreclosure Only (value of property)	
	Transfer Tax Value:	\$ 3,626.26
	Real Property Transfer Tax Due	\$ 15.60
4.	If Exemption Claimed:	
	a. Transfer Tax Exemption, per 375.090, Section	on:
	b. Explain reason for exemption:	
_	B. C. H. L. J. D. Luther height transferred	100.0/
5.	Partial Interest: Percentage being transferred:	100_% under penalty of perjury, pursuant to NRS 375.060
and	NRS 375.110, that the information provided is continuous continuous and the information provided is continuous and the information provided is continuous.	orrect to the best of their information and belief, and
can	be supported by documentation if called upo	n to substantiate the information provided herein.
Furt	thermore, the parties agree that disallowance of the triangle tax due, may result in a penalty of 10's	f any claimed exemption, or other determination of % of the tax due plus interest at 1% per month.
Purs	suant to NRS 375.030, the Buyer and Seller sh	hall be jointly and severally liable for any additional
	ount owed.	] ]
_	nature:	Capacity: Agent
Sigr	nature:	Capacity:
/	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
D.i.	(REQUIRED)	(REQUIRED)  Print Name: Holiday Inn Club Vacations Inc
	t Name: Dan Joseph Galli	
\	Iress: c/o 400 Ridge Club Drive	Address: 9271 S. John Young Pkwy
City		City: Orlando
Stat		State: FL Zip: 32819
	MPANY/PERSON REQUESTING RECORDING	File Number: 60005959 - 6754073
N	at Name: Wilson Title Services	THE 14umber
776	Iress 4045 S Spencer St Las Vegas	State: NV Zip: 89119

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