

**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=3
WILSON TITLE SERVICES
SHAWNYNE GARREN, RECORDER

2023-995691
04/18/2023 08:42 AM

GRANT, BARGAIN AND SALE DEED

THIS DEED is made this 29th day of November, 2022, by and between **Mark A. Fogell And Shari A. Fogell, 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 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.

M6752635

Ridge Pointe - Warranty Deed

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

"Grantor"

By: ✓ [Signature]
Print name: **Mark A. Fogell**

By: ✓ Shari A Fogell
Print name: **Shari A. Fogell**

STATE OF ✓ New Mexico
COUNTY OF ✓ Bernalillo

The foregoing instrument was acknowledged before me this ✓ 29th day of ✓ November, 20✓ 22, by **Mark A. Fogell And Shari A. Fogell**, who is personally known to me or presented ✓ as identification.

STATE OF NEW MEXICO
NOTARY PUBLIC
SARA M GOFF
COMMISSION NUMBER 1050871
EXPIRATION DATE 08-19-2026

✓ Sara M. Goff
Notary Public
My Commission Expires: ✓ 8/19/2026

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 property 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 described 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 # 1600312B

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

Contract No.: 6752635

Ridge Pointe (Lot - Bi-Annual)

