

Recorded as an accommodation only  
without liability

DOUGLAS COUNTY, NV  
RPTT:\$21.45 Rec:\$40.00  
\$61.45 Pgs=5  
2023-999606  
08/17/2023 10:58 AM  
WILSON TITLE SERVICES  
SHAWNYNE GARREN, RECORDER

APN#: 1319-30-643-057

**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**

***THIS DEED*** is made this ✓ 11 day of ✓ JULY, 20✓ 23, by and between **TED O. CHAN, AN UNMARRIED MAN AS TO AN UNDIVIDED 1/2 INTEREST AND JOEL S. DIAMOND, A SINGLE MAN AS TO AN UNDIVIDED 1/2 INTEREST**, whose address is c/o The Ridge Tahoe Property Owners' Association, Inc., a Nevada non-profit corporation, whose mailing address is 400 Ridge Club 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, An undivided 1/51<sup>st</sup> interest as tenants in common 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 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; 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.



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

GRANTORS

Signed in Counterpart

By: \_\_\_\_\_  
Name: \_\_\_\_\_

By: ✓ *Joel S. Diamond*  
Name: **JOEL S. DIAMOND**

By: \_\_\_\_\_  
Name: \_\_\_\_\_

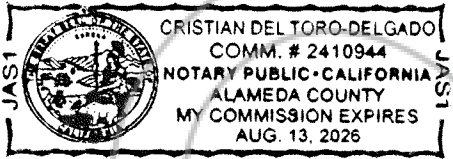
By: \_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_

STATE OF ✓ California  
COUNTY OF ✓ Alameda

The foregoing instrument was acknowledged before me this ✓ 13 day of ✓ July, 20✓ 23, by **JOEL S. DIAMOND**, who is personally known to me or presented ✓ ca driver's license as identification.



✓ *[Signature]*  
Notary Public  
My Commission Expires: ✓ 08/13/2026



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

GRANTORS

Signed in Counterpart

By: [Signature]  
Name: TED O. CHAN

By: \_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_

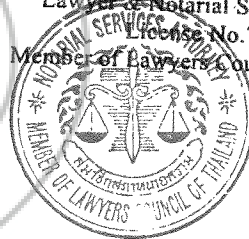
By: \_\_\_\_\_  
Name: \_\_\_\_\_

STATE OF ✓ CALIFORNIA  
COUNTY OF ✓ SAN BERNARDINO

The foregoing instrument was acknowledged before me this ✓ 11 day of ✓ JULY, 2023, by TED O. CHAN, who is personally known to me or presented ✓ US. PASSPORT as identification.

[Signature]  
Notary Public  
My Commission Expires: ✓ August 1, 2025

MR. SUWAN BUACHARERN, LL. M., BARRISTER AT LAW  
Lawyer & Notarial Services Attorney  
License No. 70/2546  
Member of Lawyers Council of THAILAND



Reg.No./ทะเบียนเลขที่ 70/2546  
Commission Expires/ทะเบียนหมดอายุ  
Date/วันที่ August 1, 2025



INTERNATIONAL LAW & NOTARY OFFICE  
SUWAT LAW FIRM  
SUKHUMVIT 25 Rd. WATTANA, BANGKOK  
THAILAND  
Tel: 02 66 17038-9 Mobile 089-890-7447  
WWW.SUWATLAW.COM  
WWW.THAILANDNOTARY.COM

11 JUL 2023



Reg. No. 070/2546

# หนังสือรับรอง CERTIFICATE

หนังสือรับรองฉบับนี้ให้ไว้เพื่อแสดงว่า  
This is to certify that

**นายสุวรรณ บัวเจริญ**  
**Mr. Suwan Buacharern**

ใบอนุญาตให้เป็นทนายความเลขที่ 16750/2529  
an Attorney at Law, License No. 16750/2529

ได้รับการขึ้นทะเบียนเป็นทนายความผู้ทำคำรับรองลายมือชื่อและเอกสาร  
has been registered as a Notarial Services Attorney qualified to certify  
signatures and documents

ตามข้อบังคับสภาทนายความว่าด้วยการขึ้นทะเบียนทนายความผู้ทำคำรับรอง  
ลายมือชื่อและเอกสาร พ.ศ. 2551  
pursuant to the Regulation of the Lawyers Council on Registration of  
Notarial Services Attorneys B.E. 2551

หนังสือรับรองฉบับนี้มีผลถึงวันที่ 1 สิงหาคม 2568  
This Certificate is valid until August 1, 2025

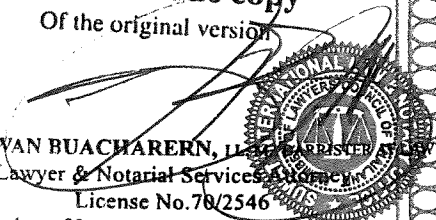
ให้ไว้ ณ วันที่ 24 พฤษภาคม 2566  
Given on May 24, 2023



**นายชัยวัฒน์ บุญเกิด**  
ผู้อำนวยการ

**Mr. Chaiwat Boonguar**  
Director

Certified true copy  
Of the original version



**SUWAN BUACHARERN, LL.M.**  
Lawyer & Notarial Services Attorney  
License No. 70/2546  
Member of Lawyers Council of THAILAND

**SUWAT**

INTERNATIONAL LAW & NOTARY OF THAILAND  
103/103 ถนนวิภาวดีรังสิต แขวงสามยุค เขตมีนบุรี กรุงเทพมหานคร 10510  
โทร 02 65 17030-5 โทรสาร 089-890-7447

The Registry of Signature and Document Attestation, Lawyers Council Under the Royal Patronage

249 Phahonyothin Road, Anusawari Sub-district, Bangkok, Bangkok 10220 Thailand Tel. (662)522 7124-7, (662)522 7143-7 THAILAND

www.lawyerscouncil.or.th, E-mail : notarial@lawyerscouncil.or.th

WWW.SUWATLAW.COM  
WWW.THAILANDNOTARY.COM

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**Ridge Tahoe (Lot 28)**

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 Fourth Amended and restated Declaration of Time Share Covenants, Conditions, and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of the Ridge Tahoe Phase Six, recorded December 18, 1990, as Document no. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, as each may be amended, supplemented, and amended and restated from time to time (collectively, the "Declarations") and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, which timeshare estate is comprised of:

an undivided 1/51st interest as tenants in common, with each interest having a 1/51st interest in and to that certain real property and improvements as follows:

- (A) An undivided 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and
- (B) Unit No. **049** as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Six, recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest, in Lot 28 only, for one week each year in accordance with said Declarations.

A Portion of APN: **1319-30-643-057**

As shown with Interval Id # **2804917A**

Contract No: **6742019**

*Ridge Tahoe (Lot 28 – Annual)*

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1319-30-643-057  
 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 ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \$ 5,000.66  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 5,000.66  
 Real Property Transfer Tax Due \$ 21.45

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: *Ted O. Chan* Capacity: Agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: Ted O. Chan  
 Address: c/o 400 Ridge Club Drive  
 City: Stateline  
 State: NV Zip: 89449

Print Name: Holiday Inn Club Vacations Inc  
 Address: 9271 S. John Young Pkwy  
 City: Orlando  
 State: FL Zip: 32819

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

Print Name: Wilson Title Services  
 Address: 4045 S Spencer St  
 City: Las Vegas

File Number: 90001663 - 6742019  
 State: NV Zip: 89119

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