

Recorded as an accommodation only
without liability

APN#: 1319-30-631-019

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:\$9.75 Rec:\$40.00
\$49.75 Pgs=3
WILSON TITLE SERVICES
SHAWNYNE GARREN, RECORDER

2024-1003713
01/08/2024 08:55 AM

GRANT, BARGAIN AND SALE DEED

THIS DEED is made this 27 day of October, 2023, by and between **John R. Lunsford and Diane R. Lunsford, Husband and Wife As Joint Tenants with Right of Survivorship**, whose address is c/o The Ridge Crest Property Owners' Association, Inc., a Nevada non-profit corporation, whose mailing address is 415 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

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.

M6746444

Ridge Crest - Warranty Deed
[REDACTED]

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

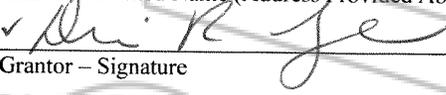
GRANTORS

✓ 

Grantor - Signature

JOHN R. LUNSFORD

Grantor - Printed Name (Address Provided Above)

✓ 

Grantor - Signature

DIANE R. LUNSFORD

Grantor - Printed Name (Address Provided Above)

✓

Grantor - Signature

Grantor - Printed Name (Address Provided Above)

✓

Grantor - Signature

Grantor - Printed Name (Address Provided Above)

STATE OF ✓ AL

COUNTY OF ✓ Randolph

The foregoing instrument was acknowledged before me this ✓ 27 day of
✓ Oct, 2023, by **JOHN R. LUNSFORD and DIANE R. LUNSFORD**, who is personally known to me or presented
✓ Drivers license as identification.

✓ 

Notary Public

My Commission Expires: ✓ _____

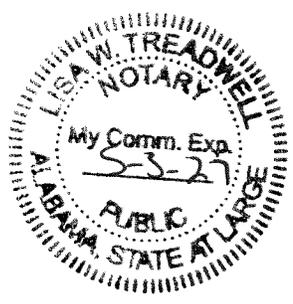


EXHIBIT "A"
LEGAL DESCRIPTION
Ridge Crest (Lot 49)

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 Crest recorded April 27, 1989 as Document No. 200951 of the Official Records, Douglas County Nevada, and as may be amended, supplemented, and amended and restated from time to time (the "Declaration"), which timeshare estate comprised of:

PARCEL 1: One (1) undivided 1/51st interest with each interest having a 1/51st interest in and to that certain condominium estate described as follows:

- (A) An undivided 1/26th 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) Unit No. **301** 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 (the "CC&R's"). 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 CC&R's.

A Portion of APN: **1319-30-631-019**

Interval ID: **4930132A**

Contract No: **6746444**

Ridge Crest (Lot 49 – Annual)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1319-30-631-019
 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: \$ 2,461.51
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 2,461.51
 Real Property Transfer Tax Due \$ 9.75

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)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: John R. Lunsford
 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 File Number: 90002060 - 6746444
 Address: 4045 S Spencer St
 City: Las Vegas State: NV Zip: 89119