

DOUGLAS COUNTY, NV  
RPTT:\$257.40 Rec:\$40.00  
\$297.40 Pgs=6  
WILSON TITLE SERVICES  
SHAWNYNE GARREN, RECORDER

2024-1007773

05/14/2024 03:33 PM

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

**GRANT, BARGAIN AND SALE DEED**

*[Ridge Pointe]*

**THIS DEED** is made this 9<sup>th</sup> day of May, 2024, 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 POINTE recorded November 5, 1997, as Document No. 0425591, and 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 3,502,500.
6. Grantor reserves for itself and its successors and assigns certain rights reserved to Grantor as more particularly set forth in that certain 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**"). 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 reversions, 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.

M. Vasquez  
Witness

Print name: Yuli Vanessa Cabaza

[Signature]  
Witness

Print name: Yolanda W. Hernandez

**"Grantor"**

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

By: [Signature]

Name: Michael 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 9<sup>th</sup> day of May, 2024, by Michael Thompson as Senior Vice President of Holiday Inn Club Vacations Incorporated, a Delaware corporation, on behalf of the corporation.

Jennifer R. McGinnis  
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 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 is comprised of an undivided 1/51<sup>st</sup> interest in and to that certain real property and improvements as follows:

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

An undivided 1/1326<sup>th</sup> interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1- 14<sup>th</sup> 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 may be amended, supplemented, and amended and restated from time to time (the "Declaration"), and subject to said Declaration; with the exclusive right to use said interest, in Lot 160 only, for one Use Period each year in accordance with said Declaration.

As shown with Interval ID# <See Exhibit "A-1">

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

**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 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 is comprised of an undivided 1/102<sup>nd</sup> interest in and to that certain real property and improvements as follows:

An undivided 1/102<sup>nd</sup> interest as tenants in common, with each interest having a 1/102<sup>nd</sup> interest in and to that certain real property and improvements as follows:

An undivided 1/2652<sup>nd</sup> interest in and to Lot 160 as designated on TAHOE VILLAGE UNIT No. 1- 14<sup>th</sup> 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 may be amended, supplemented, and amended and restated from time to time (the "Declaration"), 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 <See Exhibit "A-1">-numbered years in accordance with said Declaration.

As shown with Interval ID# <See Exhibit "A-1">

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

Exhibit A-1  
[Ridge Pointe]

Count	Inventory	Frequency	APN
1	1600308A	Annual	1319-30-712-001
2	1600317A	Annual	1319-30-712-001
3	1600323A	Annual	1319-30-712-001
4	1600324A	Annual	1319-30-712-001
5	1600326A	Annual	1319-30-712-001
6	1600328A	Annual	1319-30-712-001
7	1600333A	Annual	1319-30-712-001
8	1600334A	Annual	1319-30-712-001
9	1600335A	Annual	1319-30-712-001
10	1600337A	Annual	1319-30-712-001
11	1600340A	Annual	1319-30-712-001
12	1600349A	Annual	1319-30-712-001
13	1600409A	Annual	1319-30-712-001
14	1600410A	Annual	1319-30-712-001
15	1600412A	Annual	1319-30-712-001
16	1600416A	Annual	1319-30-712-001
17	1600424A	Annual	1319-30-712-001
18	1600426A	Annual	1319-30-712-001
19	1600427A	Annual	1319-30-712-001
20	1600429A	Annual	1319-30-712-001
21	1600431A	Annual	1319-30-712-001
22	1600434A	Annual	1319-30-712-001
23	1600437A	Annual	1319-30-712-001
24	1600440A	Annual	1319-30-712-001
25	1600443A	Annual	1319-30-712-001
26	1600503A	Annual	1319-30-712-001
27	1600505A	Annual	1319-30-712-001
28	1600522B	Odd	1319-30-712-001
29	1600522C	Even	1319-30-712-001
30	1600627B	Odd	1319-30-712-001
31	1600627C	Even	1319-30-712-001
32	1600630C	Even	1319-30-712-001
33	1600641B	Odd	1319-30-712-001

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-30-702-001
- 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: \$ 65,847.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$ 65,847.00  
 Real Property Transfer Tax Due \$ 257.40

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