

DOUGLAS COUNTY, NV  
RPTT:\$117.00 Rec:\$40.00  
\$157.00 Pgs=5  
WILSON TITLE SERVICES  
SHAWNYNE GARREN, RECORDER

2024-1007788

05/14/2024 03:47 PM

APN#: 1319-30-519-<See "Exhibit A-1">

**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**

*[Ridgeview]*

**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 Covenants, Conditions, and Restrictions for Ridgeview, recorded on December 21, 1984 in Book 1284, Page 1993, as Document No. 111558 in the Official Records of Douglas County, Nevada, as may be subsequently amended and/or supplemented 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 1,577,500.
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 Covenants, Conditions, and Restrictions for Ridgeview, recorded on December 21, 1984 in Book 1284, Page 1993, as Document No. 111558 in the Official Records of Douglas County, Nevada, as may be subsequently amended and/or supplemented 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 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.

[Signature]  
Witness

Print name: Yuli Vanesa Cabaza

[Signature]  
Witness

Print name: Yolanda W. Hernandez

**"Grantor"**

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

By: [Signature]

Name: Michael J. Thompson

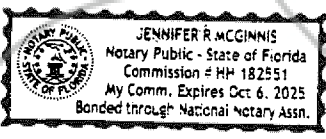
As its: Senior Vice President

(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 J. 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"

The 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 Covenants, Conditions, and Restrictions for Ridgeview, recorded on December 21, 1984 in Book 1284, Page 1993, as Document No. 111558 in the Official Records of Douglas County, as may be amended, supplemented and amended and restated from time to time (the "Declaration"), which timeshare estate is comprised of:

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

- (A) An undivided 1/24<sup>th</sup> interest as tenants in common, in and to the Common Area of Lot 50, Tahoe Village Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Record of Survey of Boundary Line Adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.
- (B) A given single unit as set forth in "Exhibit A-1", as shown and defined on said Seventh Amended Map of Tahoe Village, Unit No. 1.

**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 Areas of Tahoe Village Unit No. 1, as set forth on said Ninth Amended Map of Tahoe Village, Unit No. 1, recorded on September 21, 1990, in Book 990, at Page 2906, as Document No. 235007, Official Records of Douglas County, State of Nevada.

**Parcel 3:** The exclusive right to use said 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" within the "<See Exhibit "A-1"> use season" as said quoted terms are defined in the Declaration of Covenants, Conditions, and Restrictions for Ridgeview, recorded on December 21, 1984 in Book 1284, Page 1993, as Document No. 111558 of said Official Records, as may be amended, supplemented, and amended and restated from time to time (the "Declaration"). The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned "use season."

A Portion of APN: 1319-30-519-<See Exhibit "A-1">

Exhibit A-1  
[Ridgeview]

Count	Inventory	Frequency	Lot	Unit	Season2	APN
1	5000252A	Annual	50	2	Winter	1319-30-519-002
2	5000305A	Annual	50	3	Summer	1319-30-519-003
3	5000319A	Annual	50	3	Swing	1319-30-519-003
4	5000321A	Annual	50	3	Swing	1319-30-519-003
5	5000339A	Annual	50	3	Winter	1319-30-519-003
6	5000347A	Annual	50	3	Winter	1319-30-519-003
7	5000352A	Annual	50	3	Winter	1319-30-519-003
8	5000413A	Annual	50	4	Summer	1319-30-519-004
9	5000421A	Annual	50	4	Swing	1319-30-519-004
10	5000424A	Annual	50	4	Swing	1319-30-519-004
11	5000425A	Annual	50	4	Swing	1319-30-519-004
12	5000428A	Annual	50	4	Swing	1319-30-519-004
13	5000438A	Annual	50	4	Winter	1319-30-519-004
14	5000449A	Annual	50	4	Winter	1319-30-519-004
15	5000520A	Annual	50	5	Swing	1319-30-519-005
16	5000525A	Annual	50	5	Swing	1319-30-519-005
17	5000526A	Annual	50	5	Swing	1319-30-519-005
18	5000623A	Annual	50	6	Swing	1319-30-519-006

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-30-519-001 thru-024
- 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: \$ 29,657.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$ 29,657.00  
 Real Property Transfer Tax Due \$ 117.00

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

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