

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Holiday Inn Club Vacations Incorporated  
9271 South John Young Parkway  
Orlando, Florida 32819  
Attention: John C. Alvarez, Esq.

MAIL TAX STATEMENTS TO:

Holiday Inn Club Vacations Incorporated  
9271 South John Young Parkway  
Orlando, Florida 32819  
Attention: John C. Alvarez, Esq.

APN: 1319-30-519-001; 1319-30-519-002;  
1319-30-519-003; 1319-30-519-005;  
1319-30-519-006; 1319-30-519-008;  
1319-30-519-009; 1319-30-519-012;  
1319-30-519-013; 1319-30-519-015;  
1319-30-519-016; 1319-30-519-017;  
1319-30-519-018; 1319-30-519-019;  
1319-30-519-020; 1319-30-519-021;  
1319-30-519-022; and 1319-30-519-024.

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(Space above line for Recorder's use only)

**GRANT BARGAIN SALE DEED**  
[Ridgeview Property Owners' Association]

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Ridgeview Property Owners' Association**, a Nevada non-profit corporation ("**Grantor**"), whose address is 311 Tramway Drive, Stateline, Nevada 89449, does hereby Grant, Bargain, Sell and Convey to **Holiday Inn Club Vacations Incorporated**, a Delaware corporation ("**Grantee**"), whose address is 9271 South John Young Parkway, Orlando, Florida 32819, that certain real property in the County of Douglas, State of Nevada, more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "**Property**").

SUBJECT TO the matters set forth in **Exhibit "B"** attached hereto and incorporated herein by this reference, which shall not operate to reimpose the same.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth below.

Dated: September 3, 2024

**Ridgeview Property Owners' Association,**  
a Nevada non-profit corporation

By: *Gloria Sprague*  
Print Name: Gloria Sprague  
Its: President

STATE OF California

COUNTY OF Fresno

This instrument was acknowledged before me on this 03 day of September, 2024 by Gloria Sprague as President of Ridgeview Property Owners' Association, a Nevada non-profit corporation.

(Seal)



*Gabriella Rodriguez*  
NOTARY PUBLIC

Print Name: Gabriella Rodriguez  
My commission expires: May 16, 2027

**Exhibit "A"**

**Legal Description for Ridgeview (Lot 50)**

The land referred to herein is situated in the:

**State of Nevada**

**County of Douglas**

and is described as follows:

A timeshare estate comprised of:

Parcel 1:

**Thirty-eight (38) undivided 1/51<sup>st</sup> interests** 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:

(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 <See Exhibit A-1a>** 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 use and enjoyment and incidental purposes over and 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-1a> use season**" as said quoted terms are defined in the Declaration of Covenants, Conditions and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, as Document No. 114670. 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-1a>

**Exhibit "A-1a"**

	<b>Interval</b>	<b>Share</b>	<b>Unit</b>	<b>Season</b>	<b>APN</b>
1	50-002-09-03	1/51st	2	Summer	1319-30-519-002
2	50-005-38-02	1/51st	5	Winter	1319-30-519-005
3	50-024-09-02	1/51st	24	Summer	1319-30-519-024
4	50-006-22-01	1/51st	6	Swing	1319-30-519-006
5	50-009-16-04	1/51st	9	Summer	1319-30-519-009
6	50-017-52-01	1/51st	17	Winter	1319-30-519-017
7	50-005-15-01	1/51st	5	Summer	1319-30-519-005
8	50-022-29-01	1/51st	22	Swing	1319-30-519-022
9	50-015-01-01	1/51st	15	Summer	1319-30-519-015
10	50-017-31-02	1/51st	17	Swing	1319-30-519-017
11	50-019-21-04	1/51st	19	Swing	1319-30-519-019
12	50-020-29-03	1/51st	20	Swing	1319-30-519-020
13	50-016-34-03	1/51st	16	Winter	1319-30-519-016
14	50-024-01-04	1/51st	24	Summer	1319-30-519-024
15	50-024-15-01	1/51st	24	Summer	1319-30-519-024
16	50-015-41-01	1/51st	15	Winter	1319-30-519-015
17	50-001-38-01	1/51st	1	Winter	1319-30-519-001
18	50-024-31-02	1/51st	24	Swing	1319-30-519-024
19	50-021-02-02	1/51st	21	Summer	1319-30-519-021
20	50-002-47-01	1/51st	2	Winter	1319-30-519-002
21	50-018-43-02	1/51st	18	Winter	1319-30-519-018
22	50-001-52-01	1/51st	1	Winter	1319-30-519-001
23	50-022-09-02	1/51st	22	Summer	1319-30-519-022
24	50-019-41-01	1/51st	19	Winter	1319-30-519-019
25	50-002-46-01	1/51st	2	Winter	1319-30-519-002
26	50-003-12-01	1/51st	3	Summer	1319-30-519-003
27	50-006-19-02	1/51st	6	Swing	1319-30-519-006
28	50-017-06-01	1/51st	17	Summer	1319-30-519-017
29	50-018-44-03	1/51st	18	Winter	1319-30-519-018
30	50-020-50-02	1/51st	20	Winter	1319-30-519-020
31	50-015-51-04	1/51st	15	Winter	1319-30-519-015
32	50-013-40-04	1/51st	13	Winter	1319-30-519-013
33	50-012-39-02	1/51st	12	Winter	1319-30-519-012
34	50-008-35-02	1/51st	8	Winter	1319-30-519-008
35	50-017-38-01	1/51st	17	Winter	1319-30-519-017
36	50-019-34-01	1/51st	19	Winter	1319-30-519-019
37	50-015-20-01	1/51st	15	Swing	1319-30-519-015
38	50-024-22-02	1/51st	24	Swing	1319-30-519-024

## Exhibit "B"

### **Permitted Exceptions**

1. Covenants, Conditions and Restriction set forth in the Declaration of Restrictions made by LAKE TAHOE LAND COMPANY, INC., a Nevada Corporation, recorded August 31, 1971 in Book 90 of Official Records, Page 473, Douglas County, Nevada, as Document No. 54193. Restrictions herein based on race, color, religion or national origin, if any , are deleted.
2. A Declaration of Reciprocal Covenants, executed by Lake Tahoe Land Company, Inc., a Nevada Corporation, recorded August 31, 1971 in Book 90 of Official Records, Page 485, Douglas County, Nevada, as Document No. 54194. Restrictions herein based on race, color, religion or national origin, if any, are deleted.
3. Covenants, Condition and Restrictions set forth in the Declaration of Restrictions made by Lake Tahoe Land Company, Inc., a Nevada Corporation, recorded January 11, 1973 in Book 173 of Official Records, Page 229, Douglas County, Nevada, as Document No. 63681. Restrictions herein based on race, color, religion or national origin, if any are deleted.

Said Covenants, Condition and Restrictions were modified by an instrument recorded July 2, 1976 in Book 776 of Official Records, Page 087, Douglas County, Nevada, as Document No. 01472.

The effect of a Declaration of Covenants, Conditions and Restrictions of TAHOE VILLAGE units No.'s 1, 2 and 3 dated July 22, 1989 and recorded July 26, 1989 by the TAHOE VILLAGE HOMEWONERS ASSOCIATION in Book 789 of Official Records, Page 3011, Douglas County, Nevada as Document No. 207446.

4. Matters set forth upon that Subdivision Map entitled Tahoe Village Unit No. 1, recorded December 7, 1971 in Book 94 of Official Records, Douglas County, Nevada, at Page 203 as Document No. 55769 and that Subdivision Map entitled Tahoe Village Unit No. 1, Sixth Amended Map recorded March 5, 1982 in Book 382 of Official Records, Douglas County, Nevada, Page 278 as Document No. 65530, Including in part as follows:
  - A. Easements for the storage of snow, as delineated on the map of said subdivision, on, over, across strips of land ten feet in width adjacent to the boundary lines which are contiguous to a public street as designated on said map.
  - B. Rights of way and easements for water, sewer, and drainage pipes, and for poles, anchors, guys, overhead and underground wires and/or cables, conduits,

boxes for electric and telephone service together with any and all appurtenances thereto on, over, across and under that land lying outside the building sites as delineated on said map.

- C. Provisions contained in the certificate of acceptance by the Board of County Commissioners, attached to said map, to wit:  
“...but did not accept for public use any of the streets, roads or easements shown thereon but did reserve the right to accept said streets, roads or easements at any later date”.
  - D. Provisions contained in the certificate by the Nevada State Health Department affixed to said map.
5. Matters as set forth on the map and dedication sheet of the Second Amended Map of Tahoe Village Unit No. 1, including rights-of-ways and easements as set forth in said Map, filed for record November 5, 1979, as Document No. 38480, Official Records of Douglas County, State of Nevada.
  6. Matters as set forth on the map and dedication sheet of the Seventh Amended Map of Tahoe Village Unit No. 1, including rights-of-ways and easements as set forth in said Map, filed for record April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada.
  7. Declaration of Timeshare Covenants, Conditions and Restrictions made by Saida of Nevada, dated December 5, 1984 and recorded December 21, 1984 in Book 1284 of Official Records, Page 1993, Douglas County, Nevada, as Document No. 111558. Said Declaration was amended by an instrument recorded March 13, 1985 in Book 385 of Official Records, Page 961, Douglas County, Nevada as Document No. 114670. Restrictions herein based on race, color, religion or national origin, if any, are deleted.
  8. TAHOE VILLAGE HOMEOWNERS’ ASSOCIATION By-Laws, recorded November 26, 1985 in Book 1185 of Official Records, Page 2763, Douglas County, Nevada, as Document No. 127487.
  9. The terms, provision and easement(s) contained in the document entitled “Exchange Program Easement Agreement”, executed by and between Holiday Inn Club Vacations Incorporated and The Ridgeview Property Owners’ Association, dated October 5, 2019 recorded November 12, 2019 as Document No. 2019-938083 and Re-recorded on November 15, 2019 as Document No. 2019-938327 of Official Records.
  10. The terms, provision and easement(s) contained in the document entitled “Sales, Marketing & Signage Easement Agreement” executed by and between Holiday Inn

Club Vacations Incorporated and The Ridgeview Property Owners' Association, dated October 3, 2019 recorded November 12, 2019 as Document No. 2019-938084 and Re-recorded November 15, 2019 as Document No. 2019-938328 of Official Records.

11. The terms and provisions contained in the document entitled "Special Power of Attorney" executed by The Ridge View Property Owners' Association naming Holiday Inn Club Vacations Incorporated, as attorney in fact to execute any customarily required documents for the sale and foreclosure of timeshare interests, dated December 6, 2019 recorded December 9, 2019 as Document No. 2019-939259 of Official Records.
12. The effect of that Certain Memorandum of Trust Agreement recorded June 6, 2024 as Document No. 2024-1008820 of Official Records.



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1319-30-519-001 through  
 b) 1319-30-519-024 inclusive  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land    b)  Single Fam. Res.  
 c)  Condo/Twnhse    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: \$ 22,842.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 22,842.00  
 Real Property Transfer Tax Due: \$ 89.70

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 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 Ridgeview Property Owners' Association  
 Address: 311 Tramway Drive  
 City: Stateline  
 State: Nevada Zip: 89449

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

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

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Wilson Title Services Escrow # \_\_\_\_\_ License No. 818970  
 Address: 4045 S. Spencer St., A62  
 City: Las Vegas State: Nevada Zip: 89119

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