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09/19/2012 12:41 PM

OFFICIAL RECORDS

Requested By:

Express Timeshare Closings Inc.

APN: 1319-30-519-000

Prepared by:

Record and Return to:

✓ EXPRESS TIMESHARE CLOSINGS, INC.

(Without examination of title)

2011 Delmar Avenue

Vero Beach, FL 32960

772-492-9170

DOUGLAS COUNTY RECORDERS

Karen Ellison - Recorder

Page: 1 Of 3

Fee: \$ 16.00

Bk: 0912 Pg: 4307

RPTT \$ 1.95



Deputy ar

Mail Tax Statements to:

Jaime Gutierrez Sada

Av. 10 Con Calle 12 Dept. B4

Edificio "JIRA"

Playa del Carmen, QR 77710

Mexico

Consideration: \$500.00

**RIDGEVIEW
GRANT, BARGAIN, SALE DEED**

THIS DEED, Made the 6th day of September, 2012, by

JAMES B. BAXTER, a single man,

of 8156 North Westview Drive, Coeur d Alenen, Idaho 83815, hereinafter called the Grantor, to

JAIME GUTIERREZ SADA, a married man,

of Av. 10 Con Calle 12 Dept. B4 Edificio "JIRA", Playa del Carmen, Quintana Roo, Mexico 77710, hereinafter called the Grantee.

(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.)

WITNESSETH, That the Grantor, for and in consideration of the sum of Five Hundred and 00/100 (\$500.00) Dollars, to Grantor paid by Grantee, the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto the Grantee, and Grantee's heirs and assigns forever, all that certain property located and situated in Douglas County, State of Nevada, more particularly described as:

**The Ridge View
Summer Season
Week #50-006-06-02
Stateline, NV 89449**

See Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

Being the same property conveyed to Grantor herein by instrument recorded March 14, 1994 as Document No. 332152, Book 0394, Page 2224, Official Records of Douglas County, State of Nevada.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's heirs and assigns forever.

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

The plural number as used herein shall equally include the singular. The masculine or feminine gender as used herein shall equally include the neuter.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

James B. Baxter
JAMES B. BAXTER, Grantor
8156 N. Westview Drive
Coeur d Alenen, ID 83815

STATE OF IDAHO)
COUNTY OF KOOTENAI) ss.

On 6 of Sept, 2012, before me, Cynthia M. Zepeda, Notary Public, personally appeared JAMES B. BAXTER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal. (this area for official notarial seal)

Cynthia M. Zepeda
Notary Signature
Notary Printed: Cynthia M. Zepeda
My Commission expires: 05.12.14

Cynthia M. Zepeda
Notary Public
State of Idaho

EXHIBIT "A" (50)

APN:

A timeshare estate comprised of:

Parcel 1: An undivided 1/51st interest in and to the certain condominium described as follows:

(A) An undivided 1/24th 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 Records 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) **Unit No. 006** 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 enjoyments 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 (1) of Parcel 1, and Parcel 2 above during one "use week" within the "**Summer use season**" as said quoted terms are defined in the Declaration of Conditions, Covenants 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".