

167
Doc Number: **0839717**

03/20/2014 12:00 PM

OFFICIAL RECORDS

Requested By
JAIME GUTIERREZ

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00

Bk: 0314 Pg: 3218 RPTT \$ 1.95



Deputy pk

Prepared by:

Record and Return to:

JAIME GUTIERREZ SADA
AVE 10/12 NO 224 EDIFICIO JIRA
2OS PISO DEPT B4
PLAYA DEL CARMEN, QUINTANA ROO
77710, MEXICO

Mail Tax Statements to:

JAIME GUTIERREZ SADA
AVE 10/12 NO 224 EDIFICIO JIRA
2OS PISO DEPT B4
PLAYA DEL CARMEN, QUINTANA ROO
77710, MEXICO

Consideration: \$1.00

A portion of APN: : 42 230 15

GRANT, BARGAIN, SALE DEED

THIS DEED, Made the 15 day of March, 2014, by

JESSE ARAGON, JR. AND JULIE ROSAS ARAGON, Husband and Wife as Joint Tenants With
Right Of Survivorship

3621 Cobbert Drive, San Jose California 95148, USA, hereinafter called the Grantor, to

Jaime Gutierrez Sada, a Married Man, as sole and separate owner

of Ave 10/12 NO 224 Edificio JIRA, 2os Piso dept B2, Playa Del Carmen, Quintana Roo 77710,
Mexico, 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 One and 00/100
(\$1.00) 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:

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil
and mineral reservations and leases if any, rights, rights of way, agreements and the First Amended
and Restriction Declaration of Time Share Covenants, Conditions and Restrictions Recorded May
14, 1986 at Book 586, page 1232, as under Document NO. 134786 Official Records of Douglas
County, Nevada and which Declaration is incorporayed herein by this reference as if the same were
fully set forth herein.

TOGETHER with the 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 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.

JA
Jesse Aragon By Jaime Gutierrez
Sada As Attorney In Fact

JA
Julie Rosas Aragon, By Jaime Gutierrez
Sada As Attorney In Fact

STATE OF Florida
COUNTY OF Osceola) ss.

On March 15, 2013, before me, Gloria C Garcia, a Notary Public, personally appeared Jesse Aragon and Julie Rosas By Jaime Gutierrez Sada As Attorney In Fact, husband and wife, 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)

Gloria C Garcia
Notary Signature
Notary Printed: Gloria C Garcia
My Commission expires: 1-30-2016



Gloria C. Garcia
COMMISSION # EE164718
EXPIRES: JAN. 30, 2016
WWW.AARONNOTARY.com

Legal Description

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows_

A timeshare estate comprised of:

PARCEL 1:

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

- (a) An undivided 1/8th interest as tenants in common , in and to the Common Area of Lot 3 of Tahoe Village Unit No. 3, as shown on map recorded December 27, 1983, as Document No. 93408, official Records of Douglas County, state of Nevada, and as said common Area is shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as Document No. 133713, official records of Douglas County, State of Nevada.
- (b) Unit No. B3 as shown defined on said condominium map recorded as Document No. 93408, Official Records of Douglas County, State of Nevada.

PARCEL 2:

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the common Areas as set forth in said Condominium map recorded as Document 93408 Official records of Douglas County, State of Nevada and as said Common Area is shown on the Records of Survey of boundary line adjustment map recorded as Document No. 133713 Official Records of Douglas County, State of Nevada,

PARCEL 3:

An exclusive right to 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" within the "Prime" use season as that term is defined in the First Amended Restated Declaration of Time Share covenants, conditions and Restrictions for The Ridge Sierra recorded as Document No. 134786, 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 the Ridge Sierra project during said " Use Week" in the above referenced " USE SEASON" as more fully set forth in the CC&R'S.