

Prepared by:

Record and Return to:

VALUE TRADERS SA DE CV
AV. 10 CON CALLE 12 NO 224
EDIFICIO JIRA, 2OS PISO, DEP B4
PLAYA DEL CARMEN, Q. 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: \$500.00

A portion of APN: 1319-30-643-039

GRANT, BARGAIN, SALE DEED

THIS DEED, Made the 22nd day of JANUARY, 2015, by

Eduardo M. Fontana and Bonita L. Fontana,

3166 Hill Road East, Lakeport CA 95453, USA, hereinafter called the Grantor, to

Jaime Gutierrez Sada, as sole and separate property

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 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:

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;

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.


Eduardo M. Fontana, Trustee


Bonita L. Fontana, Trustee

STATE OF _____)
COUNTY OF _____) ss.

On _____, 2015, before me, _____, a Notary Public, personally appeared **Eduardo M. Fontana and Bonita L. Fontana, 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)

Notary Signature
Notary Printed: _____
My Commission expires: _____

See Attached Acknowledgement, 55

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA _____

County of LAKE _____

On January 22, 2015 before me, Sharon Salvador Notary Public,
(here insert name and title of the officer)

personally appeared Eduardo M. Fontana and Bonita L. Fontana,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Sharon Salvador
Signature

(Seal)



EXHIBIT "A" (160)

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows: An undivided 1/1326th interest in and to Lot 160 as shown and defined on TAHOE VILLAGE UNIT No. 1 - 14th AMENDED MAP, recorded September 16, 1996, as Document No. 396458 in book 996 at Page 2133, Official Records, Douglas County, Nevada; together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Time Share Covenants, Conditions and Restrictions for THE RIDGE POINTE recorded November 5, 1997, as Document No. 0425591, 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.

A portion of APN: 0000-40-050-450



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-30-643-039
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|---|--|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| i. <input checked="" type="checkbox"/> Other <u>TIMESHARE</u> | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 500.00
 b. Deed in Lieu of Foreclosure Only (value of property 0.0)
 c. Transfer Tax Value: \$ 500.00
 d. Real Property Transfer Tax Due \$ 1.95

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 Eduardo M. Fontana Capacity: SELLER

Signature _____ Capacity: SELLER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: EDUARDO M. FONTANA
 Address: 3166 Hillroad East
 City: Lakeport
 State: CA Zip: 95453

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JAIME GUTIERREZ SADA
 Address: Av.10 con calle 12 Ed Jira Dpt B4
 City: Solidaridad, Quintana Roo
 State: Mexico Zip: 77710

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Vacation Trade World
 Address: Av.10 con calle 12 Ed Jira Dpt B4
 City: Solidaridad,

Escrow # _____
 State: Q. Roo Zip: 77710