

DOUGLAS COUNTY, NV

2015-863510

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

06/05/2015 02:42 PM

VACATION TRADE WORLD SA DE CV

KAREN ELLISON, RECORDER

**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, QUINTANA ROO  
MEXICO, 77710

**Mail Tax Statements to:**

Francisco Xavier Garagarza  
Calle Ecuador 2C 2Mza 23  
residencial Las Americas  
Cancun, Quintana Roo  
77532 Mexico

A portion of APN: 42-010-40

**GRANT, BARGAIN, SALE DEED**

**THIS DEED**, Made the 21 day of May, 2015, by

**Ernest R. Quinonez and Frances G. Quinonez, Husband and Wife**

6155 Lakeview Dr. Fallon, NV 89406, hereinafter called the Grantor, to

**Francisco Xavier Garagarza Azcarte , a Single Man**

of Calle Ecuador 2C Mza 23, Residencial Las Americas, Cancun Quintana Roo 77532 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.)

*That Grantor*, in consideration for the sum of FIVE HUNDRED (\$500.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, state of Nevada.

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

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein.

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.

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

Ernest R. Quinonez  
Ernest R. Quinonez

Frances G. Quinonez  
Frances G. Quinonez

STATE OF Nevada )  
COUNTY OF Churchill ) ss.

On May 21, 2015, before me, Debra K. Torres, a Notary Public, personally appeared **Ernest R. Quinonez and Frances G. Quinonez 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)

Debra K. Torres  
Notary Signature  
Notary Printed: 512115  
My Commission expires: 11-13-17

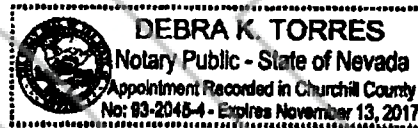


Exhibit "A" (42)

An Undivided 1/102<sup>nd</sup> interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths interest in and to Lot 42 as shown on Tahoe Village Unit 3-14<sup>th</sup> Amended Map, recorded April 1, 1994, as Document No. 333985 Official Records of Douglas County, State of Nevada, Excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 263 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase Seven recorded October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9, 1995 as Document N. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week every other year in ODD numbered years in accordance with said Declarations.

Together with a 13-foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County Nevada, being more particularly described as followed:

BEGINNING at the Northwest corner of this easement said point bears S. 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13<sup>th</sup> Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E. 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13<sup>th</sup> Amended Map;

thence S. 14°00'00" W., Along said Northerly line, 14.19 feet;

thence N. 52°20'29" W., 30.59 feet;

thence N. 37° 33' 12" E., 13.00 feet to the POINT OF BEGINNING.

A portion of APN: 42-010-40

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 42-010-40  
 b. \_\_\_\_\_  
 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'/Ind'l  
 g.  Agricultural      h.  Mobile Home  
 Other TIME SHARE

**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 ( \$0.00 ) )  
 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 Ernest R. Quinonez Capacity: Grantor  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Ernest R. Quinonez  
 Address: 6155 Lakeview  
 City: Fallon  
 State: NV                      Zip: 89406

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Francisco Azcarte  
 Address: Calle Ecuador 2C  
 City: Cancun  
 State: Q.Roo                      Zip: 77532

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: VACATION TRADE WORLD      Escrow # \_\_\_\_\_  
 Address: AV 10+12 EDIF JIRA 224 DPT B4  
 City: SOLIDARIDAD                      State: Q. ROO      Zip: 77710