

DOUGLAS COUNTY, NV

2015-873715

RPTT:\$1.95 Rec:\$17.00

\$18.95 Pgs=4

12/07/2015 12:31 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, Q. ROO  
77710, MEXICO

**Mail Tax Statements to:**

BRIAR D. LOEWEN  
AVE 10/12 NO 224 EDIFICIO JIRA  
DEPT B4  
PLAYA DEL CARMEN, QUINTANA ROO  
77710, MEXICO

Consideration: \$500.00

A portion of APN: 1319-30-643-003

**GRANT, BARGAIN, SALE DEED**

**THIS DEED**, Made the 2<sup>nd</sup> day of December, 2015, by

**Carl T. Mosby, Jr. & Yvonee M. Mosby, Husband & Wife of**

35065 Spender Ct. Fremont CA 94536 USA, hereinafter called the Grantor, to

**Briar D. Loewen, as Tenant in Severalty of**

of Ave 10 con Calle 12 NO 224 Edificio JIRA, dept B4, 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 dollars 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;

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.

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.

Carl T. Mosby, Jr.  
CARL T. MOSBY, JR, Grantor

Yvonne M. Mosby  
YVONNE M. MOSBY, Grantor

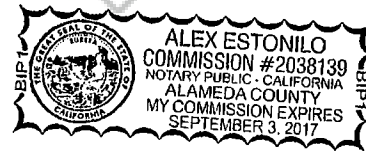
STATE OF California )  
COUNTY OF Alameda ) ss.

On 12/02/2015, 2015, before me, Alex Estorilo, a Notary Public, personally appeared **CARL T. MOSBY & YVONNE M. MOSBY**, 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)

Alex Estorilo  
Notary Signature  
Notary Printed: Alex Estorilo  
My Commission expires: September 3, 2017



**California All Purpose  
Acknowledgement**

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 )

ss

COUNTY OF Alameda )

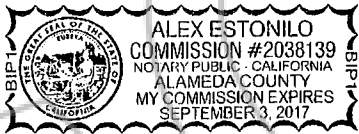
On 12/02/2015, before me, Alex Estorilo, Notary Public

(Insert Name of Notary Public and Title)

personally appeared Carl T. Mosby Jr., Grantor and Yvonne M. Mosby, Grantor 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.



A handwritten signature in black ink, appearing to read "Alex Estorilo".

Notary Public

EXHIBIT "A" (28)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No, 3-13th Amended Map, recorded December 31, 1991, as Document No, 268097, rerecorded as Document No, 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and (B) Unit No, 3 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 Six recorded December 18, 1990, as Document No, 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, and as described in the Recitation of Easements Affecting The Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations with the exclusive right to use said interest, in Lot 28 only, for one week each year in accordance with said Declarations.

APN: 1319-30-643-003

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1319-30-643-003  
 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'l/Ind'l  
 g.  Agricultural      h.  Mobile Home  
 Other                      TIMESHARE

**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: [Signature] Capacity: CLOSING AGENT  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Carl T. Mosby Jr.  
 Address: 35065 Spender CT.  
 City: Freemont  
 State: CA                      Zip: 94536

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Briar D. Loewen  
 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              Escrow # \_\_\_\_\_  
 Address: Av.10 con calle 12 Ed Jira Dpt B4  
 City: Solidaridad,                                      State: Q. Roo              Zip: 77710