

APN: Portion of 1319-15-000-020

DOUGLAS COUNTY, NV  
RPTT:\$1.95 Rec:\$40.00  
\$41.95 Pgs=2  
2016-877913  
03/09/2016 09:12 AM  
VACATION TRADE WORLD SA DE CV  
KAREN ELLISON, RECORDER

Prepared By and Record and Return To:  
Value Traders SA de CV  
Av. 10 Con Calle 12, NO.: 224  
Edificio "JIRA" 2do Piso, Dep. B4  
Playa Del Carmen, Quintana Roo  
77710, Mexico

Mail Tax Statements To:  
JAB Property Investors LLC  
454 Henpeck LN, New Johnsonville  
TN US 37134

### GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That Rick D. Downey and Kelly J. Downey, husband and wife, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to JAB Property Investors LLC, a Tenesse Limited Liability Company all that real property situate in the County of Humphreys, State of Tenesse, with its principal office at 4544 3<sup>rd</sup> Ave. S., St. Petersburg, F.L. 33711 bounded and described in Exhibit "A" attached hereto and made a part hereof;

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hand(s) this 07 day of MARCH, 2016

X: \_\_\_\_\_  
Rick D. Downey  
By Jaime Gutierrez Sada as Attorney in Fact

X: \_\_\_\_\_  
Kelly J. Downey  
By Jaime Gutierrez Sada as Attorney in Fact

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 UNITED MEXICAN STATES )  
STATE OF QUINTANA ROO )  
CITY OF PLAYA DEL CARMEN ) SS.  
CONSULAR AGENCY OF THE )  
County of UNITED STATES OF AMERICA )

Terri L. Barnhart-Ocejo

On 07 MARCH, 2016, before me, \_\_\_\_\_, Notary Public, personally appeared Jaime Gutierrez Sada as Attorney in Fact for Rick D. Downey and Kelly J. Downey, 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.

Signature of Notary \_\_\_\_\_ (Seal)

Terri L. Barnhart-Ocejo  
U.S. Consular Agent  
Presidential commissions  
do not expire

Exhibit "A"

LEGAL DESCRIPTION  
FOR  
DAVID WALLEY'S RESORT

**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 **1/1224<sup>th</sup>** interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows

ADJUSTED PARCEL G as shown on that Record of Survey To Support a Boundary Line Adjustment recorded on September 20, 2002 in the office of Douglas County Recorder as document No. 0552536, adjusting that Record of Survey recorded April 29, 2002 as Document No. 0540898, pursuant to that Final Subdivision Map LDA #98-05 for DAVID WALLEYS'S RESORT, a Commercial Subdivision, filed for record with the Douglas County Recorder on October 19, 2000, in Book 1000, at page 3464, as Document no. 0501638, and by Certificate of Amendment recorded November 3, 2000, in Book 1100, page 467, as Document No. 0502689, Official records of 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 David Walley's Resort recorded September 23, 1998, as Document No.0449993, and as amended by Document Nos. 0466255, 0485265, 0489957, 0509920 and 0521436, and that Declaration of Annexation of David Walley's Resort Phase III recorded on July 1, 2003 in the office of the Douglas County recorder as Document No. 0582120 and subject to said Declaration:

**Unit Type: 2BD Phase: 3 Inventory Control No. : 17-062-35-01**

**Alternate Year Time Share: Odd First Year Use: 2016**

Together with a perpetual non-exclusive easement of use and enjoyment in, to and throughout the Common Area and a perpetual non-exclusive easement for parking and pedestrian and vehicular access, ingress and egress as set forth in Access Easement and Abandonment Deed recorded September 20, 2002 in book 0902, at page 06242, as Document No. 0552534, Official Record, Douglas County, Nevada

**A portion of APN: 1319-15-000-020**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1319-15-000-020  
 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 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 0.0 )  
 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 Rick D. Downey Capacity: SELLER

Signature Kelly J. Downey Capacity: SELLER

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Rick D. and Kelly J. Downey  
 Address: 1224 North St.  
 City: Santarosa  
 State: CA                      Zip: 95404

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: JAB Property Investors LLC  
 Address: 454 Henpeck LN  
 City: New Johnsonville  
 State: TN                      Zip: 37134

**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