

DOUGLAS COUNTY, NV

2017-896177

RPTT:\$1.95 Rec:\$16.00

\$17.95 Pgs=3

03/21/2017 08:28 AM

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: 1319-30-631-009

**THE RIDGE CREST  
GRANT, BARGAIN, SALE DEED**

**THIS DEED**, Made the 14 day of MARCH, 2017, by

**BEVERLY JO PRYOR, An Unmarried Woman of**

5535 Westlawn Ave 350, Los Angeles CA 90066, hereinafter called the Grantor, to

**BRIAR D. LOEWEN, as Tenant in Severalty of**

of Ave 10 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 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 on "Exhibit "A" attached hereto and incorporated herein by this reference;

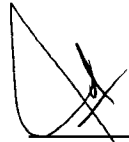
**TOGETHER** with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

**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.

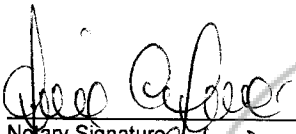
  
\_\_\_\_\_  
**BEVERLY JO PRYOR, Grantor**  
**By Jaime Gutierrez Sada as**  
**Attorney in Fact**

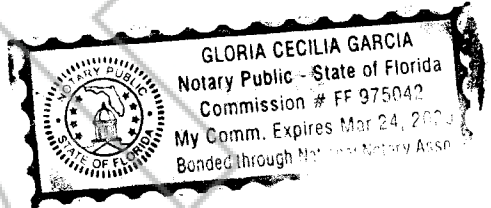
STATE OF Florida )  
COUNTY OF Osceola ) ss.

On MARCH 14, 2017, before me, Gloria Cecilia Garcia a Notary Public, personally appeared **Jaime Gutierrez Sada as Attorney in Fact for BEVERLY JO PRYOR**, 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: Gloria Cecilia Garcia  
My Commission expires: 3/24/20



**EXHIBIT "A"**

(49)

A timeshare estate comprised of:

**PARCEL 1: An undivided 1/102nd interest in and to that certain condominium estate described as follows:**

(A) An undivided 1/26<sup>th</sup> interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.

(B) Unit No. 109 as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

**PARCEL 2: a non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.**

**PARCEL 3: An exclusive right to the 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 "ALTERNATE USE WEEK" within the Even-numbered years as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No. 200951 of 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 in The Ridge Crest project during said "ALTERNATE USE WEEK" as more fully set forth in the CC&R's.**

A Portion of APN: 1319-30-631- 009

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1319-30-631-009  
 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 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: \$ 1.95  
 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: BEVERLY JO PRYOR  
 Address: 5535 Westlawn Ave 350  
 City: Los Angeles  
 State: CA Zip: 90066

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: BRIAR D. LOEWEN  
 Address: Av. 10 No. 224 Ed. Jira Dpto B4  
 City: Playa del Carmen  
 State: Q. Roo, 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