

DOUGLAS COUNTY, NV

2018-909658

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=3

01/25/2018 12:59 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: 1319-30-645-003

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

THIS DEED, Made the 22nd day of January 2018, by

WILL J. ADAMS & KATHERINE L. ADAMS, Husband and Wife as joint tenants of,
487 Covellite Lane Livermore CA 94550 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, transfer tax due 1.95, 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;

SUBJET 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.

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

[Signature]
WILL J. ADAMS, Grantor

[Signature]
KATHERINE L. ADAMS, Grantor

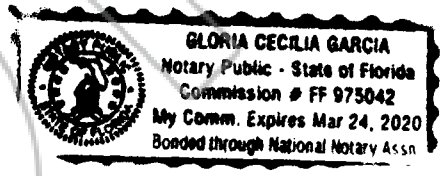
STATE OF Florida)
COUNTY OF Osceola) ss.

On January 22nd, 2018, before me, Gloria Cecilia Garcia a Notary Public personally appeared WILL J. ADAMS & KATHERINE L. ADAMS, 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)

[Signature]
Notary Signature
Notary Printed Gloria Cecilia Garcia
My Commission Expires 3/24/20



EXHIBT "A"
(42)

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48th interest in and to Lot 42 as shown on Tahoe Village Unit No. 3-14th 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. 278 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 Documents 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 a further amended by the second Amendment to Declaration of annexation of the Ridge Tahoe phase seven recorded on 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 No. 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 follows:

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 - 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S. 52°20'29" E., 24.92 feet to a point Feet to a point on the Northerly line of Lot 36 as shown on said 13th 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: 1319-30-645-003.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a. 1319-30-645-003
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 |
| <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 \$ 10.00
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 [Handwritten Signature] Capacity: Closing agent
Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Will J. & Katherine L. Adams
Address: 487 Covellite Lane
City: Livermore
State: CA Zip: 94550

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