

DOUGLAS COUNTY, NV

2019-939601

RPTT:\$1.95 Rec:\$35.00

\$36.95 Pgs=6

12/16/2019 08:57 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: 42-261-27

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

THIS DEED, Made the 6 day of August, 2019, by

"SELLER": CHARLES R. CAMERON (Deceased) and GERALDINE M. CAMERON, husband and wife, hereby grant to CHARLES ROBERT CAMERON and GERALDINE MARIE CAMERON, as trustees of the FAMILY CAMERON TRUS.

**DEED OF TRUST, DATED November 21, 1997
2027 Strong Dr Woodland, CA 95776**

**"YOU": BRIAR D. LOEWEN,
a single woman,
Av. 10 con calle 12 Edificio Jira No. # 224 Dpto. B4, Solidaridad, Q. Roo,
México 77710**

(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, commonly as The Ridge Tahoe, Tower Building swing season, week #34-027-38-01 Stateline Nevada and more particularly described on "Exhibits "A" and "B" attached hereto for Legal Description

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.

Geraldine Marie Cameron
GERALDINE MARIE CAMERON, Trustee

STATE OF _____)
COUNTY OF _____) ss.

On _____, 2018, before me, _____, a Notary Public, personally appeared **GERALDINE MARIE CAMERON**, 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)

SEE ATTACHED *181121017* #
GERALDINE MARIE CAMERON

Notary Signature _____
Notary Printed: _____
My Commission expires: _____

ACKNOWLEDGMENT

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
County of Yolo)

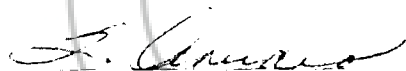
On AUGUST 4, 2019 before me, S. Amaro, Notary Public
(insert name and title of the officer)

personally appeared GERALDINE MARIE CAMERON
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



(Seal)

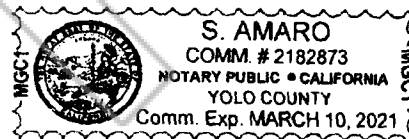


EXHIBIT "A"

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium as follows:

- (A) An undivided 1/38th interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3 as shown on the Eight amended map, recorded as Document No. 156903 of Official records of Douglas County, state of Nevada. Except therefrom Units 001 to 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903 of official records of Douglas County, state of Nevada.
- (B) Unit No. 027 as shown and defined on said Condominium Plan.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173, page 229 of official Records and in the modifications thereof recorded September 28, 1973 as Document No. 69063 in Book 973, Page 812 of official Records and recorded July 2, 1976 as Document No. 1472 in Book 776. Page 87 of official Records.

PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and through Lots 29, 39, 40 and 41 as shown on Tahoe Village Unit No. 3- seventh amended Map, recorded April 9, 1986 as Document No. 133178 of official records of Douglas County, state of Nevada for all those purposes provided for in the fourth amended and restated declaration of covenants, conditions and restrictions, recorded February 14, 1984 as Document No. 96758 of official records of Douglas County, state of Nevada.

PARCEL FOUR:

- (A) a non-exclusive easement for roadway and public utility purposes as granted to Hairich Tahoe Developments in Deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (Described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, range 19 East, -and-

(B) An easement for ingress, egress and public utility purposes, 32 wide the centerline of which is shown and described on the seventh amended map of tahoe village no. 3 recorded April 9, 1986 as document no. 133178 of official records, Douglas County, state of Nevada

PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the amended Declaration of annexation of phase three establishing phase four, recorded on June 22, 1987, as Document No. 156904 of Official records of Douglas County, in which an interest is hereby conveyed in subparagraph (b) of parcel one, and the non-exclusive right to use the real property referred to in subparagraph (A) of parcel one and parcels two, three and four above for all the purposes provided for in the fourth amended and restated declaration of covenants, conditions and restrictions of the ridge Tahoe, recorded February 14, 1984 , as Document No. 96758 of official records of Douglas County, during ONE use week within the "Swing season", as said quoted term is defined in the amended Declaration of annexation of phase three establishing phase four.

The above described exclusive rights may be applied to any available unit of the same unit Type on Lot 34 during said use week within said "use season".

EXHIBT "B" (34)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) an undivided 1/38th interest in and to Lot 34 as shown on Tahoe Village unit No. 3-13th amended map, recorded December 31, 199, as the document No. 268097, recorded as Documents No. 269053, official records of Douglas County, state of Nevada, excepting therefrom units 001 to 038 as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and (B) Unit No. 027 as shown and defined on said condominium Plan 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 by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, 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 the same unit type conveyed, in Lot 34 only, for one week each year in the swing "season" as defined in and in accordance with said Declarations.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 42-261-27
 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: \$ 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: Charles B. & Geraldine Marie Cameron
 Address: 2027 Strong Dr
 City: Woodland
 State: CA Zip: 94776

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Brian 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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED