

REPUBLIC OF COSTA RICA
NATIONAL REGISTRY
CONSULTATION BY PROPERTY REGISTRATION NUMBER
: 134694---002

PROVINCE: GUANACASTE PROPERTY: 134694 DUPLICATE: HORIZONTAL: RIGHT: 002

[SEGREGATIONS: YES THERE ARE](#)

NATURE: GRASSLAND WITH A HOUSE

LOCATED IN DISTRICT 6-NOSARA CANTON 2-NICOYA OF THE PROVINCE OF GUANACASTE

BOUNDARIES:

NORTH: THE SEGREGATED LOT, FLORENCIO MOLINA AND JUSTO AVILÉS BARRANTES

SOUTH: HELLEN GABRIELA GUTIERREZ AVILES, ELIZABETH, EZEQUIEL, ANIA, SONIA AND SINAI ALL MOLINA RANGEL, PUBLIC STREET, MILEIDY MARIA GARCIA AGUERO, GABRIELA GUTIERREZ AND MARILYN ESQUIVEL VARGAS

EAST: ELIZABETH MOLINA RANGEL, SONIA AND SINAI MOLINA RANGEL, PUBLIC STREET, MILEIDY MARIA GARCIA AGUERO, JUSTO AVILES BARRANTES AND MARILYN ESQUIVEL VARGAS

WEST: SEGREGATED LOT, ANIA AND SONIA MOLINA RANGEL, MILEIDY MARIA GARCÍA AGÜERO AND MOISES MOLINA MOLINA

MEASURES: NINETEEN THOUSAND FIVE HUNDRED AND FIFTY-FIVE METERS WITH SIXTY-FIVE SQUARE DECIMETERS

PLAN: G-0865841-2003

BACKGROUND OF THE PROPERTY OWNERSHIP:

ESTATE	RIGHT	REGISTERED IN
5-00127689	000	ROYAL FOLIO
5-00134694	000	ROYAL FOLIO
5-00134694	000	ROYAL FOLIO
5-00134694	001	ROYAL FOLIO
5-00134694	001	ROYAL FOLIO
5-00134694	001	ROYAL FOLIO

FISCAL VALUE: 123,317,100.00 COLONES

OWNER:

DEVON JOSEPH COGAN

PASSPORT 522648590

MARITAL STATUS: SINGLE

NATIONALITY: UNITED STATES

ESTIMATE OR PRICE: TWO HUNDRED AND TEN THOUSAND DOLLARS

OWNER OF 1500 SQUARE METERS ON THE FARM

PRESENTATION: 2024-00333797-01

ACQUISITIVE CAUSE: PURCHASE
REGISTRATION DATE: 10-MAY-2024

NOTES ON THE PROPERTY: THERE ARE NONE
LIENS or AFFECTATIONS: IF THERE ARE ANY

WATER LAW AND PUBLIC ROADS LAW RESERVATIONS APPOINTMENTS
: 505-19590-01-0004-001
STARTS ON: 25-JUN-2002
FARM REFERENCE 5127689 000
AFFECTS PROPERTY: 5-00134694-000
PARTIAL CANCELLATIONS: NONE
LIEN NOTES: NONE

RIGHT OF WAY APPOINTMENTS
: 525-05156-01-0004-001
STARTS ON: 18-SEP-2003
FARM REFERENCE 5127689 000
AFFECTS PROPERTY: 5-00134694-000
PARTIAL CANCELLATIONS: NONE
LIEN NOTES: NONE

WATER SERVITUDE APPOINTMENTS
: 525-05156-01-0006-001
STARTS ON: 18-SEP-2003
FARM REFERENCE 5127689 000
AFFECTS PROPERTY: 5-00134694-000
PARTIAL CANCELLATIONS: NONE
LIEN NOTES: NONE

EASEMENT OF ELECTRICAL LINES AND PASSAGE
APPOINTMENTS: 525-05156-01-0008-001
STARTS ON: 18-SEP-2003
FARM REFERENCE 5127689 000
AFFECTS PROPERTY: 5-00134694-000
PARTIAL CANCELLATIONS: NONE
LIEN NOTES: NONE

WATER SERVITUDE APPOINTMENTS
: 540-00261-01-0001-001
RIGHT OF PASSAGE AND AQUEDUCT OR WELL
AFFECTS PROPERTY: 5-00134694-000
STARTS ON: AUGUST 28, 2004
LENGTH: 175.00 METERS
WIDTH: 3.00 METERS
COURSE: SOUTH TO EAST
PARTIAL CANCELLATIONS: IF THERE ARE

IN FAVOR OF THE PROPERTY(IES): AGAINST THE PROPERTY(IES):

5 28036-000

5 134694-000

5 110814-000

5 131160-000

LIEN NOTES: NONE

WATER SERVITUDE APPOINTMENTS

: 577-14933-01-0002-001

AFFECTS PROPERTY: 5-00134694-000

STARTS ON: AUGUST 27, 2008

LENGTH: 200.00 METERS

WIDTH: 1.00 METERS

COURSE: SOUTH TO WEST

PARTIAL CANCELLATIONS: NONE

IN FAVOR OF THE PROPERTY(IES): AGAINST THE PROPERTY(IES):

5 167197-000

5 134694-000

LIEN NOTES: NONE

Issued on 01-15-2025 at 04:52 hours

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