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Doc Number: **0836638**

01/10/2014 04:09 PM  
OFFICIAL RECORDS

Requested By  
FIRST AMERICAN TITLE CO

A.P.N.: 1320-33-719-013  
File No: 143-2448940 (Rt)  
R.P.T.T.: \$1,232.40 C

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00  
Bk: 0114 Pg: 1726 RPTT \$ 1,232.40



Deputy sd

When Recorded Mail To: Mail Tax Statements To:  
Robert and Kathy Happle Revocable Trust  
1493 Cardiff Drive  
Gardnerville, NV 89410

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Cardiff Properties, LLC

do(es) hereby GRANT, BARGAIN and SELL to

Robert W. Happle and Kathy J. Happle, Trustees of the Robert and Kathy Happle  
Revocable Trust dated the 28th day of October, 2008

the real property situate in the County of Douglas, State of Nevada, described as follows:

**LOT 35, IN BLOCK C OF CHICHESTER ESTATES PHASE 13, FINAL SUBDIVISION MAP  
#1006-13 ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY  
RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON OCTOBER 4, 2004, IN BOOK  
1004, PAGE 1052, AS DOCUMENT NO. 625784.**

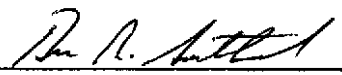
Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 05/22/2013

Cardiff Properties, LLC



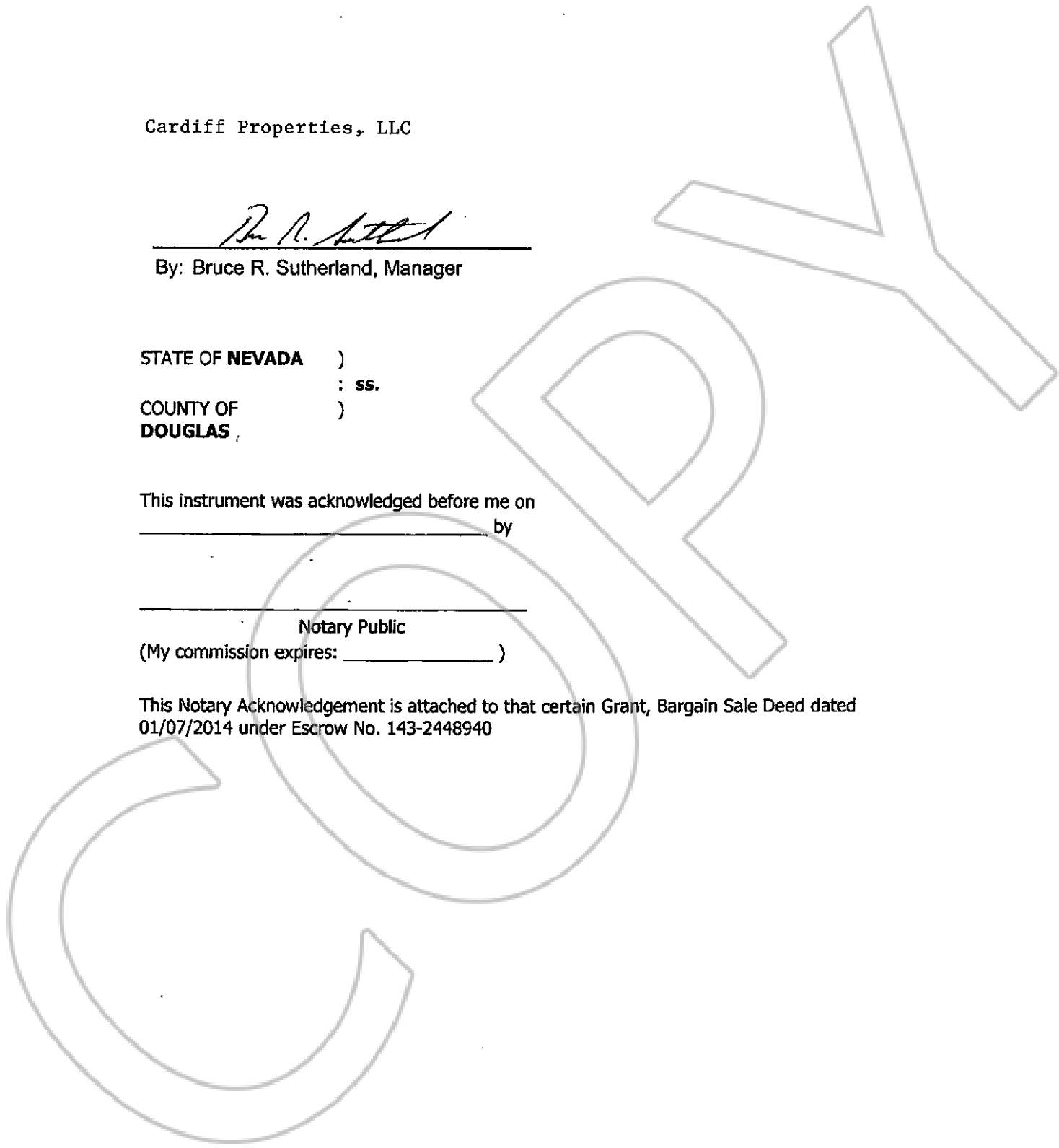
By: Bruce R. Sutherland, Manager

STATE OF NEVADA )  
                          : ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_ )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 01/07/2014 under Escrow No. 143-2448940



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

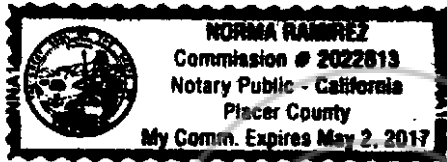
State of California

County of Placer }

On Jan. 8, 2014 before me, Norma Ramirez, a Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Bruce R. Sutherland  
Name(s) of Signer(s)

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: Norma Ramirez  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

- |  |  |
|--|--|
| <input type="checkbox"/> Corporate Officer — Title(s): _____   | <input type="checkbox"/> Corporate Officer — Title(s): _____   |
| <input type="checkbox"/> Individual  | <input type="checkbox"/> Individual  |
| <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> Attorney in Fact  | <input type="checkbox"/> Attorney in Fact  |
| <input type="checkbox"/> Trustee   | <input type="checkbox"/> Trustee   |
| <input type="checkbox"/> Guardian or Conservator   | <input type="checkbox"/> Guardian or Conservator   |
| <input type="checkbox"/> Other: _____  | <input type="checkbox"/> Other: _____  |

Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_