

DOUGLAS COUNTY, NV

2015-867015

RPTT:\$731.25 Rec:\$18.00

\$749.25 Pgs=5

07/29/2015 02:16 PM

FIRST AMERICANTITLE STATELINE

KAREN ELLISON, RECORDER

A.P.N.: 1320-08-410-023
File No: 141-2487262 (NMP)
R.P.T.T.: \$731.25 C

When Recorded Mail To: Mail Tax Statements To:
My Nu Realty
P.O. Box 1130
Zephyr Cove, NV 89448

GRANT, BARGAIN and SALE DEED

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

Seemore Properties, LLC., a California limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

My Nu Realty, a California corporation

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

PARCEL 1:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2D OF BUILDING 2 AS SHOWN ON THE RECORD OF SURVEY, DOCUMENT NO. 626022, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST PROPERTY CORNER OF TRACT 6, BLOCK "B" AS SHOWN ON DOCUMENT NO. 426476; THENCE NORTH 20°32'32" EAST, 30.79 FEET; THENCE NORTH 00°01'04" EAST, 124.00 FEET TO THE POINT OF BEGINNING; THENCE THROUGH THE FOLLOWING COURSES;

- 1. NORTH 00°01'04" EAST, 36.00 FEET;**
- 2. SOUTH 89°58'56" EAST, 80.00 FEET;**
- 3. SOUTH 00°01'04" WEST, 40.00 FEET;**
- 4. NORTH 89°58'56" WEST 64.83 FEET;**
- 5. NORTH 00°01'04" EAST, 4.00 FEET;**
- 6. NORTH 89°58'56" WEST, 1517 FEET TO THE POINT OF BEGINNING.**

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED MAY 15, 2013 IN BOOK 513, PAGE 3858 AS INSTRUMENT NO. 823610 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, NEVADA.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PARK PLACE RECORDED JUNE 10, 2005 IN BOOK 0605, PAGE 4249 AS INSTRUMENT NO. 646561 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, NEVADA.

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: 07/19/2015

Seemore Properties, LLC., a California
limited liability company

Terry L. Campbell
By: Terry L. Campbell, Manager

Charlotte E. Campbell
By: Charlotte E. Campbell, Manager

STATE OF CALIFORNIA)
~~NEVADA~~ ES)
COUNTY OF EL DORA DO : ss.
~~DOUGLAS~~ ES)

This instrument was acknowledged before me on July 25, 2015 by
Seemore Properties, LLC.

See attachment
Notary Public
(My commission expires: 07/18, 2015)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 19, 2015** under Escrow No. **141-2487262**.

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 El Dorado

On July 25, 2015 before me, Erika M. Stevens, Notary Public
(insert name and title of the officer)

personally appeared Terry L. Campbell and Charlotte E. Campbell, 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 Erika M. Stevens (Seal)



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 El Dorado

On July 25, 2015 before me, Erika M Stevens
(insert name and title of the officer)

personally appeared Soomore Properties LLC
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.

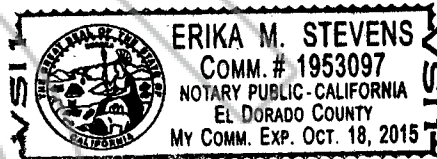
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Erika M Stevens

(Seal)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-08-410-023
- 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
- i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$187,500.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$187,500.00
- d) Real Property Transfer Tax Due \$731.25

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: _____

Capacity: _____

Signature: [Handwritten Signature]

Capacity: President/Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Seemore Properties, LLC.
 Address: 9523 Gramine Ave
 City: Bakersfield
 State: CA Zip: 93314

Print Name: My Nu Realty
 Address: P.O. Box 1130
 City: Zephyr Cove
 State: CA Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
 Print Name: Company
 Address: P.O. Box 645
 City: Zephyr Cove

File Number: 141-2487262 NMP/NMP
 State: NV Zip: 89448

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)