

DOUGLAS COUNTY, NV  
RPTT:\$1365.00 Rec:\$16.00  
\$1,381.00 Pgs=3  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

2016-878443

03/22/2016 03:51 PM

WHEN RECORDED MAIL TO:  
Brock Sisney  
Faye Ivalynn Sisney  
1495 Cardiff Drive  
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:  
Brock Sisney  
same as above

Escrow No. 1600601-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1320-33-719-014  
R.P.T.T. \$1,365.00

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Cardiff Properties, LLC, a Nevada Limited Liability Company, a Nevada Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Brock Sisney and Faye Ivalynn Sisney, Husband and wife, as joint tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Cardiff Properties, LLC, a Nevada Limited Liability Company

By: Silver View Homes, LLC a Nevada Limited Liability Company, Manager By:

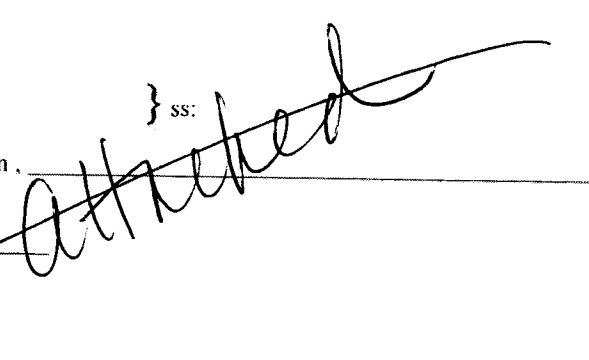
Silver View Homes, LLC a Nevada Limited Liability Company, Manager

  
Bruce R. Sutherland, Manager

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on ,  
by Bruce R. Sutherland

NOTARY PUBLIC

} ss:  


**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

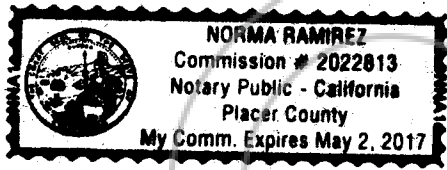
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Placer )  
On Mar. 10, 2016 before me, Norma Ramirez, 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 this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended 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"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

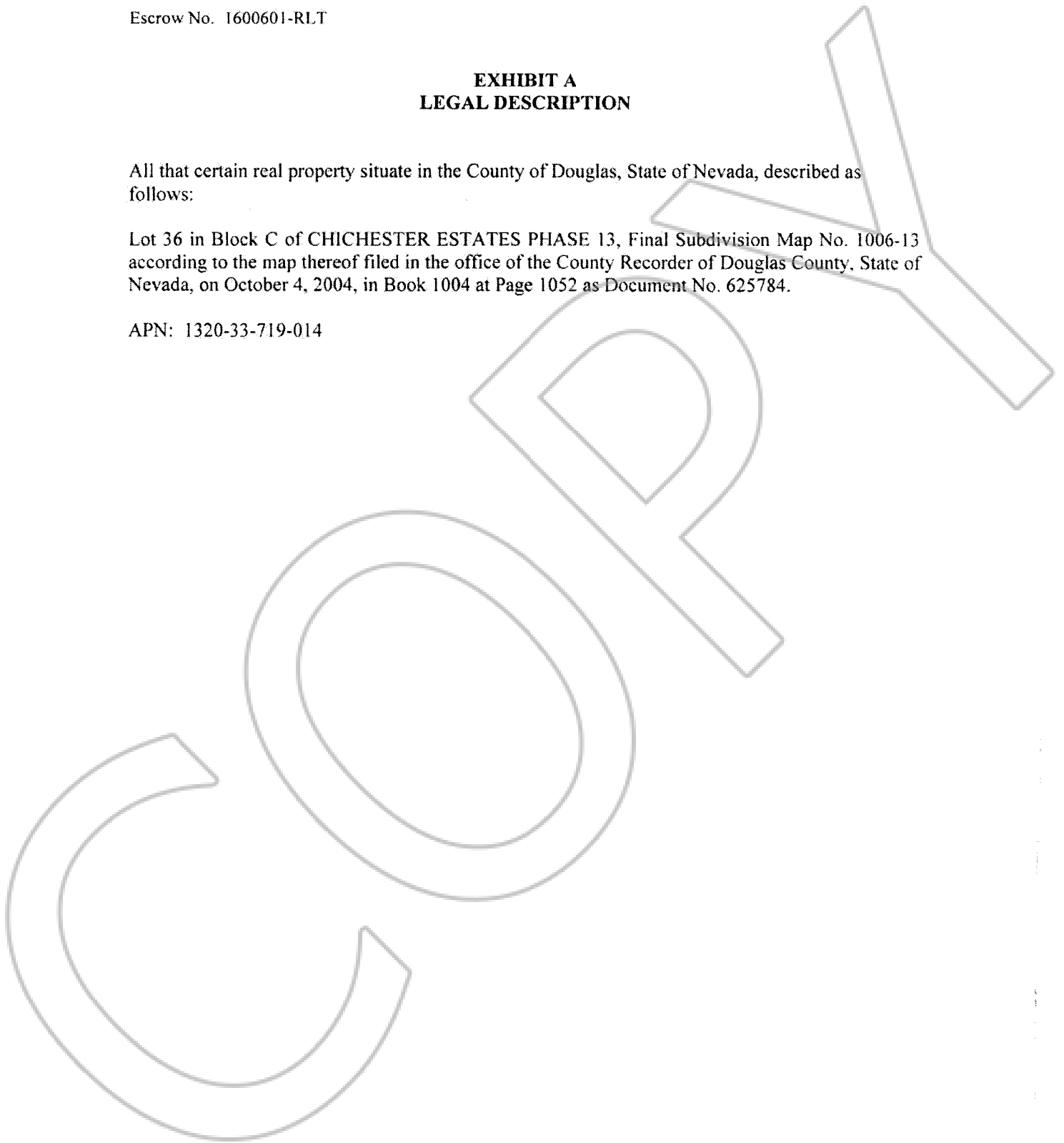
Escrow No. 1600601-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 36 in Block C of CHICHESTER ESTATES PHASE 13, Final Subdivision Map No. 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 at Page 1052 as Document No. 625784.

APN: 1320-33-719-014



**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1320-33-719-014
- 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 ONLY**  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$350,000.00  
 Transfer Tax Value \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$350,000.00  
\$1,365.00

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 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 [Signature] Capacity grantee  
 Signature [Signature] Capacity grantee

<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(REQUIRED)	(REQUIRED)
Print Name: <u>Cardiff Properties, LLC, a Nevada Limited Liability Company</u>	Print Name: <u>Brock Sisney + Faye Ivallyn Sisney</u>
Address: <u>1508 Eureka Rd #230</u> <u>Roseville, CA 95661</u>	Address: <u>1495 Cardiff Dr</u> <u>Gardnerville, NV 89410</u>
City, State, Zip	City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1600601-RLT  
 Address: 1483 Highway 395, Suite B  
 City, State, Zip: Gardnerville, NV 89410