

DOUGLAS COUNTY, NV

2016-881727

RPTT:\$312.00 Rec:\$17.00

\$329.00 Pgs=4

06/03/2016 03:24 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Cardiff Properties, LLC, a Nevada Limited Liability
Company
1508 Eureka Rd #230
Roseville, CA 95661

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1602091-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.: 1320-33-110-016
R.P.T.T. \$ 312.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to Cardiff Properties, LLC, a Nevada Limited Liability Company

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.

Spence Commercial Properties, LLC, a Nevada
Limited Liability Company

Bob F. Spence
Bob F. Spence, Manager

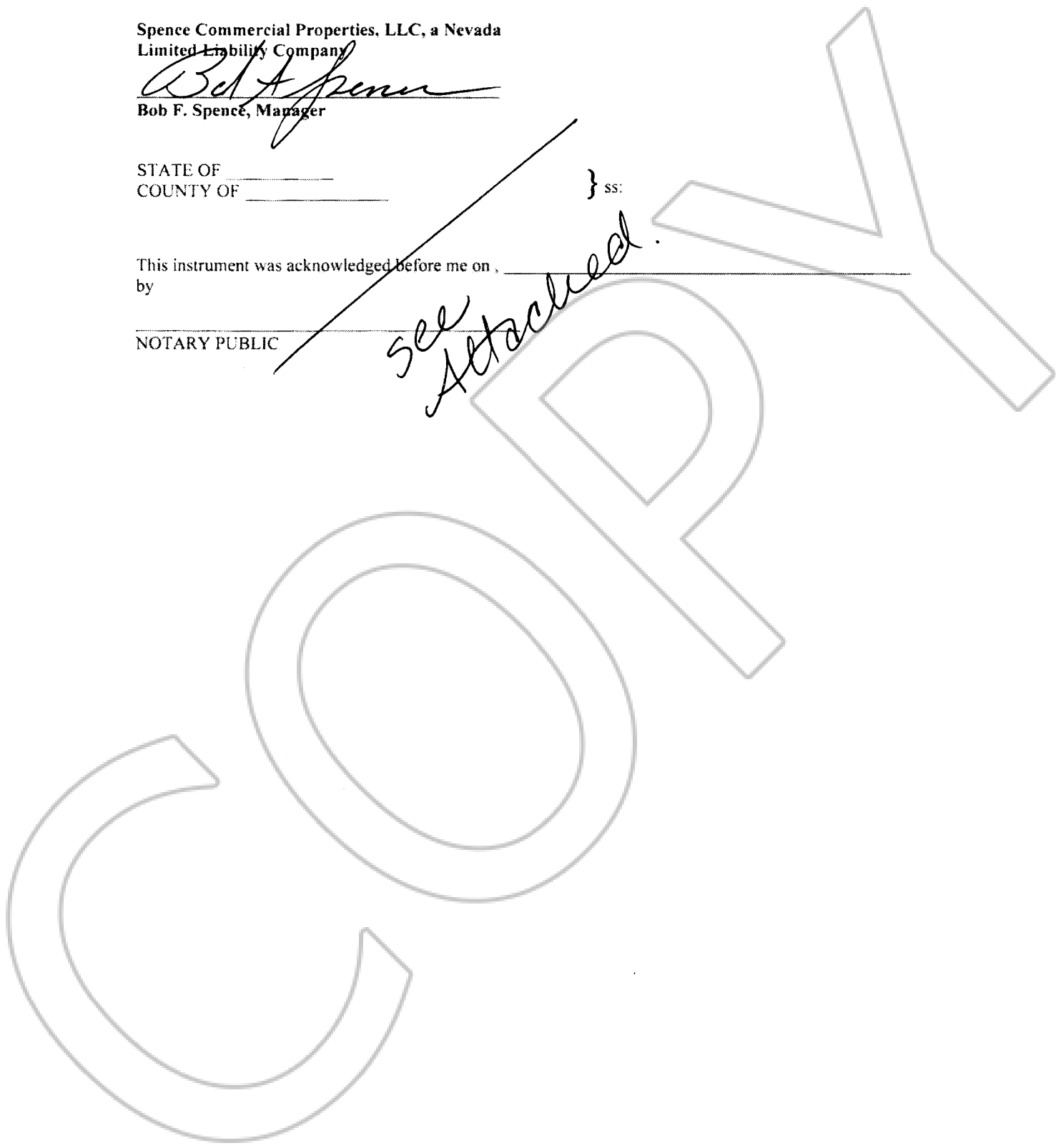
STATE OF _____
COUNTY OF _____

} ss:

This instrument was acknowledged before me on _____
by _____

NOTARY PUBLIC

see Attached.



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) ss.

On MAY 27, 2016 before me, T.C. MURPHY
Notary Public personally appeared BOB F. SPENCE

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 [Handwritten Signature]



Escrow No. 1602091-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 16, Block A, as set forth on Final Subdivision Map FSM-1006-2 for CHICHESTER ESTATES PHASE 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 9, 1996, in Book 1296 at Page 1286, as Document No. 402540, and by Certificate of Amendments recorded November 22, 2000 Book 1100, at Page 4362, as Document No. 503768 and recorded July 17, 2001, Book 701, Page 3929, as Document No. 518479 and further shown on AMENDED FINAL SUBDIVISION MAP #1006-02 LOT 16 CHICHESTER ESTATES PHASE 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on February 19, 2009 in Book 0209 at Page 4251 as Document No. 737871, Official Records.

APN: 1320-33-110-016

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1320-33-110-016
- 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:

Total Value	\$80,000.00
Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value	\$80,000.00
Real Property Transfer Tax Due:	\$ 312.00

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 _____ Capacity Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Spence Commercial Properties, LLC,
a Nevada Limited Liability Company

Address: 1165 Investment Blvd, Ste 2
El Dorado Hills, CA 95762

City, State, Zip

Print Name: Cardiff Properties, LLC, a Nevada
Limited Liability Company

Address: 1508 Eureka Rd #230
Roseville, CA 95661

City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1602091-RLT

Address: 1483 Highway 395 N, Suite B

City, State, Zip: Gardnerville, NV 89410