

DOUGLAS COUNTY, NV **2017-902190**
RPTT:\$3471.00 Rec:\$16.00
\$3,487.00 Pgs=3 **08/01/2017 01:25 PM**
TICOR TITLE CARSON CITY- 307 WEST WINNIE
KAREN ELLISON, RECORDER

Assessor's Parcel No:
1318-15-611-043

Grantors declare:
Documentary Transfer Tax is : \$ 3471.00
When Recorded Mail To:
(Tax Statements Same)

American River Development Corp.
10398 Rockingham Drive Ste 13
Sacramento, CA 95827

01703430 TO

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

Oswaldo Luis Lleras, Trustee of the Oswaldo Luis Lleras Revocable Trust dated November 30, 2007

Doe(s) hereby **GRANT, BARGAIN, SELL, and CONVEY** to

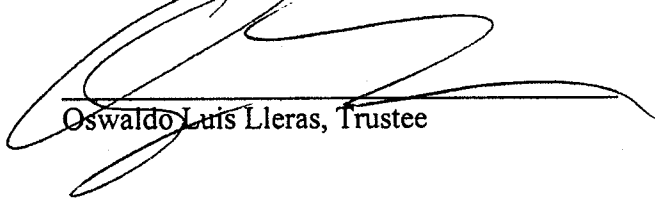
American River Development Corporation, a California Corporation

All that certain property located and situated in the County of Douglas, State of Nevada, specifically described as follows:

Lot 12, Block F, as shown on the map of ROUND HILL VILLAGE UNIT NO. 4, filed in the Office of the County Recorder of Douglas County, State of Nevada, on April 25, 1966, as Document No. 31837, of Official Records.

WITNESS my hand this 28th day of July, 2017, 2016

The Oswaldo Luis Lleras Revocable Trust dated November 30, 2007



Oswaldo Luis Lleras, Trustee

COPY

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

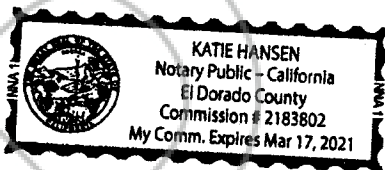
On July 28, 2017 before me, Katie Hansen a Notary Public, personally appeared Oswaldo Luis Lleras, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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]

Name: Katie Hansen
(typed or printed)



(Seal)

State Of Nevada
Declaration Of Value

FOR RECORDERS OPTIONAL USE ONLY

1. Assessor Parcel Number(s)

- a) 1318-15-611-043
- b) _____
- c) _____
- d) _____

Document/Instrument #: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

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:

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property):
 Transfer Tax Value:
 Real Property Transfer Tax Due:

\$ 940,000.00
 \$.00
 \$ 890,600.00
 \$ 34,712.00

3. If Exemption Claimed:

Transfer Tax Exemption:
 Explain Reason for Exemption:

1. Partial Interest: Percentage being transferred: 100%

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 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]
 Signature: [Signature]

Capacity: [Signature]
 Capacity: Seller

SELLER (GRANTOR) INFORMATION
REQUIRED

Print Name: OSWALDO A. HERAS
 Address: PO Box 110363
 City: NAPLES
 State: FL
 Zip: 34108

BUYER (GRANTEE) INFORMATION
REQUIRED

Print Name: AMERICAN RIVER DEVELOPMENT CORP.
 Address: 10248 ROCKINGHAM DR # 13
 City: SACRAMENTO
 State: CA
 Zip: 95827

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ticor Title of Nevada, Inc.
 Address: 5441 Kietzke Lane, Suite 100
 City: Reno State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)