

A.P.N.: 1318-23-310-056
File No: 141-2526900 (JL)
R.P.T.T.: \$1,872.00

When Recorded Mail To: Mail Tax Statements To:
Peggy A. Buckley and John A. Buckley
466 Treecrest Circle
Oakdale, CA 95361

THIS DOCUMENT IS BEING EXECUTED IN COUNTERPART

GRANT, BARGAIN and SALE DEED

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

L. Ignacio Giraldo and Maria C. Borda, husband and wife as to an undivided 50% interest and Sanalejo Real Estate Holding Corp., a Florida corporation as to a 50% interest as tenants in common

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

Peggy A. Buckley and John A. Buckley, wife and husband as joint tenants with right of survivorship

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

LOT 9 IN BLOCK B, AS SHOWN ON THE OFFICIAL AMENDED MAP OF LAKE VILLAGE UNIT NO. 1, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA IN BOOK 1 OF MAPS, DOCUMENT NO - 48573, AND THE SECOND AMENDED MAP TO THE "AMENDED MAP OF LAKE VILLAGE UNIT NO. 1" RECORDED ON DECEMBER 28, 1971 IN BOOK 95, PAGE 76 AS FILE NO. 56077.

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: 10/12/2017

L. Ignacio Giraldo
L. Ignacio Giraldo

Maria C. Borda
Maria C. Borda

Sanalejo Real Estate Holding Corp., a Florida corporation

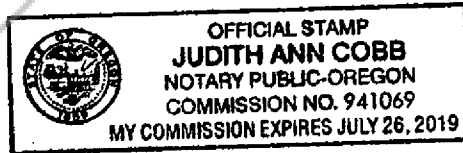
By: _____
Name: Jose Fernando Mora Oviedo
Title: Director

By: _____
Name: Maria Catalina Convers
Title: Director

STATE OF OREGON)
~~NEVADA~~)
COUNTY OF WASHINGTON) : SS.
~~DOUGLAS~~)

This instrument was acknowledged before me on October 13, 2017 by
L. Ignacio Giraldo and Maria C. Borda.

Judith Ann Cobb
Notary Public
(My commission expires: 7-26-2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 12, 2017** under Escrow No. **141-2526900**.

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Date: 10/12/2017

L. Ignacio Giraldo

Maria C. Borda

Sanalejo Real Estate Holding Corp., a Florida corporation

By: *Jose Fernando Mora Oviedo*

Name: Jose Fernando Mora Oviedo

Title: Director

By: *Maria Catalina Convers*

Name: Maria Catalina Convers

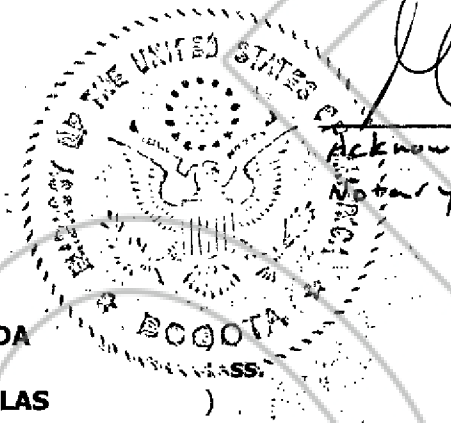
Title: Director

Matthew W. Spengle
Vice Consul
U.S. Embassy Bogota

Matthew W. Spengler

U.S. Notary Public

Republic of Colombia)
Capital District)
City of Bogotá) SS:
Embassy of the)
United States of America)



Matthew W. Spengler
Acknowledged before me on: 10-18-2017

**AMERICAN EMBASSY
BOGOTA, COLOMBIA**

STATE OF **NEVADA**
COUNTY OF **DOUGLAS**

This instrument was acknowledged before me on _____ by
L. Ignacio Giraldo and Maria C. Borda.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
October 12, 2017 under Escrow No. **141-2526900.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-23-310-056
- 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: \$480,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$480,000.00
- d) Real Property Transfer Tax Due \$1,872.00

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: *L. Ignacio Giraldo* Capacity: Seller
Signature: *Maria C. Borda* Capacity: Seller

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: L. Ignacio Giraldo and Maria C. Borda
Address: 3945 NW Devoto Ln
City: Portland
State: OR Zip: 97229

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Peggy A. Buckley and John A. Buckley
Address: 9 Manzanita Court
City: Zephyr Cove
State: NV Zip: 89449

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

Print Name: Company File Number: 141-2526900 JL/ JL
Address: P.O. Box 645
City: Zephyr Cove State: NV Zip: 89448

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

**SIGN &
RETURN**