

WHEN RECORDED MAIL TO:
Abdon Manaloto
4730 Abbey Hill
Granite Bay, CA 95746

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$35.00
\$35.00 Pgs=2 10/31/2017 02:39 PM
TICOR TITLE CARSON CITY- 307 WEST WINNIE
KAREN ELLISON, RECORDER E05

MAIL TAX STATEMENTS TO:
Same as above

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)

Escrow No. 1703729-DKD
APN 149-03-002-056
R.P.T.T. \$0.00

Space Above for Recorder's Use Only

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Lisa Mayeda, spouse of the grantee herein

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Abdon Manaloto, a married man as his sole and separate property

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.

It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property.

LS

Lisa Mayeda

STATE OF NEVADA
COUNTY OF *PLACER*

} SS:

This instrument was acknowledged before me on Oct 27, 2017

by Lisa Mayeda

NOTARY PUBLIC

California All-Purpose Certificate of Acknowledgement

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 Oct 27, 2017 before me, Sonyu Quoc Nguyen, Notary Public
Personally appeared Lisa Mayeda

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) she subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity(ies), and that by her 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 of Notary Public



Escrow No. 1703729-DKD

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

Lot 308 as shown on the official plat of CLEAR CREEK TAHOE — UNIT 2, according to the Map thereof filed in the office of the County Recorder of Douglas County, State of Nevada on September 26, 2017, as File No. 2017-904626, Official Records.

PARCEL 2:

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Clear Creek Tahoe, recorded September 27, 2016, as Document No. 2016-888265, Official Records.

APN: 1419-03-002-049 (Old APN)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-03-002-056
 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 ONLY
 Notes: _____

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$ _____
 Real Property Transfer Tax Due: \$0.00 _____

4. If Exemption Claimed
 a. Transfer Tax Exemption, per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Transfer of title between spouses without consideration

5. 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] Capacity GRANTEE
 Signature [Signature] Capacity Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name: <u>Lisa Mayeda</u>	Address: <u>4730 ABBEY HILL</u>	Print Name: <u>Abdon MANALOTO</u>	Address: <u>4730 ABBEY HILL</u>
City: <u>GRANITE BAY</u>	State: <u>CA</u> Zip: <u>95746</u>	City: <u>GRANITE BAY</u>	State: <u>CA</u> Zip: <u>95746</u>

COMPANY/PERSON REQUESTING RECORDING
 (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1703729-DKD
 Address: 5441 Kietzke Lane, #100
 City: Reno State: Nevada Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)