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Nevada County Recorder
Gregory J. Diaz
Document#: 20180009581
Tuesday May 15 2018, at 08:00:00 AM
Rec Fee:\$26.00 Transfer tax:\$2090.00
Paid: \$2116.00
Recorded By:AB

RECORDING REQUESTED BY:

Placer Title Company

WHEN RECORDED MAIL TO:

RISE GRASS VALLEY, INC.
1090 West Georgia Street, Suite 448
Vancouver, BC V6E 3V7

Order No: P-192062

APN: 06-441-34, 06-441-03, 06-441-04, 06-441-05

Grant Deed

(Please fill in document title(s) on this line)

Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,

Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,

Partially exempt from fee per GC27388.1. Only \$75.00 to be charged as \$150.00 in fees has been paid on documents recorded immediately prior hereto or,

Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,

Exempt from the fee per GC27388.1(a) (1); Not related to real property, or,

Exempt from fee under GC27388.1 for the following reasons:

NOTE: The following exemptions may not be acceptable for use in all counties:

Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date) as document number of Official Records, or,

Exempt from fee per GC27388.a due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or,

Partially exempt from fee per GC27388.1. Only \$75.00 to be charged as \$150.00 in fees having been paid on documents in this transaction(s) recorded previously on (date) as document number(s) of Official Records, or,

Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on (date) as document number(s).

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY:

Placer Title Company
Escrow Number: P-192062
Branch: 1401

AND WHEN RECORDED MAIL TO

RISE GRASS VALLEY, INC.
1090 West Georgia Street, Suite 448
Vancouver, BC V6E 3V7

A.P.N.: 06-441-34, 06-441-03, 06-441-04, 06-441-05 SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$2,090.00 City Transfer Tax: \$0.00

(X) Unincorporated Area () City of

(X) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Sierra Pacific Industries, a California Corporation**

Hereby GRANT(S) to **RISE GRASS VALLEY, INC., A NEVADA CORPORATION**

The land described herein is situated in the State of California, County of Nevada, unincorporated area, described as follows:

(SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

Dated: May 7, 2018

SIERRA PACIFIC INDUSTRIES, A CALIFORNIA CORPORATION

By: 
Name & Title: M.D. Emerson, CFO

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name

Street Address
Page 1 of 4

City & State

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.

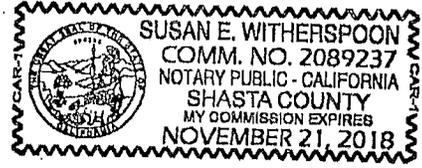
State of CALIFORNIA)
County of SHASTA) ss.

On May 7, 2018 before me, Susan E. Witherspoon
Notary Public personally appeared M. D. Emmerson

_____ 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 *Susan E. Witherspoon*



Order Number: P-192062

EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of California, County of Nevada, unincorporated area, described as follows:

Parcel One:

The surface and sub-surface of a depth of 75 feet below the surface of a portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East M.D.M., described as follows, to wit:

Beginning at a point on a Southwesterly line of that certain County Road known as the Brunswick Road from which the Northwest corner of Section 31, Township and Range aforesaid, bears North 38°50'44" West 1125.89 feet distant; thence from said point of commencement with true bearings South 46°19' West 469.54 feet to a steel drill; thence South 55°18' East 140.65 feet to a steel drill; thence South 62°53' East 118.76 feet to a steel drill; thence South 36°38' West 495.05 feet to a steel drill; thence South 34°37' East 612.51 feet to a steel drill; thence North 55°33' East 725.10 feet to a steel drill situate on the said Southwesterly line of the Brunswick Road; thence along said line North 29°16'14" West 1088.66 feet to a steel drill, the place of beginning.

APN: 06-441-03

Parcel Two:

All that certain portion of the Northwest one-quarter of Section 31, Township 16 North, Range 9 East, M.D.M., described as follows:

Beginning at the Southeast corner of that certain 14.044 acre tract of land as described in deed dated December 3, 1956, recorded December 10, 1956, in Book 227 of Official Records, Page 292, File No. 4997, Nevada County Records, executed by Idaho Maryland Mines Corporation to Milton Balmaln and Ina V. Balmaln at a point on the Southwesterly line of the "New Brunswick" County Road as described in Parcel 2 of Deed dated October 24, 1955, recorded November 4, 1955 in Book 214 of Official Records, Page 431, File No. 4722, Nevada County Records, executed by Idaho Maryland Mines Corporation to County of Nevada; thence from said point of beginning, South 55°33' West along the Southeasterly line of said 14.044 acre tract to its intersection with the Southwesterly line of the former Nevada County Narrow Gauge Railroad right of way; thence Southeasterly along the Southwesterly line of said Railroad right of way to its intersection with the Southwesterly line of said County Road; thence North 29°16'14" West along the Southwesterly line of said County Road to the point of beginning.

APN: 06-441-04

Parcel Three:

All that portion of the West one-half of Section 31, Township 16 North, Range 9 East, M.D.M., described as follows:

Beginning at the West one-quarter section corner of said Section 31; thence North 1°21' West 834.65 feet along the West line of the Northwest one-quarter of said Section 31 to a point in the Southerly line of the Wm. Ghidotti (formerly Idaho Maryland) property; thence along said Southerly line the following three courses: South 62°46' East 33.07 feet; thence North 81°56' East 176.00 feet; thence North 33°38' East 90.00 feet to a corner of Pendola (formerly Yuba River Lumber Company); thence along two courses of Pendola as follows: South 34°37' East 612.51 feet, and North 55°33' East

568.30 feet to a point in the Southwesterly right of way line of abandoned Nevada County Narrow Gauge Railroad; thence along said Southwesterly right of way line the following two courses: South 47°23' East 340.52 feet; thence along a curve to the left with radius of 490.74 feet, through an angle of 13°16'41" for a distance of 113.73 feet, the long chord of which bears South 54°01'26" East 113.47 feet; thence along the Westerly line of Brunswick Road, County Road Number 31 the following two courses: South 29°16'14" East 825.46 feet; thence along a curve to the right with radius of 750 feet; through an angle of 31°29'41" for a distance of 412.27 feet, the long chord of which bears South 13°31'26" East 407.09 feet; thence West 1886.14 feet to a point in the West line of the Southwest one-quarter of said Section 31; thence North 0°28' West 676.80 feet to the point of beginning.

Excepting therefrom all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959, in Book 266 of Official Records, at page 185, by Idaho Maryland Mines Corporation, a Nevada Corporation.
APN: 06-441-05

Parcel Four:

Lot 8 as shown upon the Subdivision Map of Bet Acres, No. 85-7, filed in the office of the Recorder, County of Nevada, State of California, on February 24, 1987, in Book 7 of Subdivisions, Page 75.

Excepting therefrom all minerals, gas, oil and mineral deposits below a depth of 200 feet beneath such surface; together with all necessary and convenient rights to explore for, develop, produce, extract and take the same subject to the express limitations that the foregoing shall not include any right of entry upon the surface of said land without the consent of the owner of such surface of said land as excepted in the Deed recorded August 12, 1959, in Book 266 of Official Records, at page 185, by Idaho Maryland Mines Corporation, a Nevada Corporation.

Also excepting therefrom the following described portion:

Beginning at a point on the Southeasterly right of way line of Brunswick Road as described in that certain deed recorded November 4, 1955 in Book 214 Official Records, at Page 431, Nevada County Records, and being the most Northerly corner of said Lot 8 from which the Northwest corner of Section 31, Township 16 North, Range 9 East, M.D.M., bears North 64°01'34" West, 235.16 feet; thence from said point of beginning, along the Southwesterly right of way line of said Brunswick Road, in a Southeasterly direction along a curve concave to the Southwest with a radius of 1,350 feet, to which a radial line bears North 44°43'16" East; thence Southeasterly 53.62 feet along said curve through a central angle of 2°16'34", to a radial line of said curve which bears North 44°43'16" East; thence leaving said West right of way line, South 88°55'01" West, 60.76 feet; thence South 51°52'43" West, 120.52 feet to the Northwesterly line of said Lot 8 of Bet Acres; thence North 46°01'53" East, 164.25 feet, along said Northwesterly line of said Lot 8 of Bet Acres to the point of beginning; as conveyed to the County of Nevada by Deed recorded June 8, 1990, Document No. 90-17706.

Also excepting therefrom all the mineral, metal matter and rock lying below 200 feet of the surface, with the right to extract and remove said mineral, metal matter and rock from any depth up to 200 feet of the surface of said premises, without disturbing the surface thereof; as excepted and reserved by Mary Bouma, Erlca Erickson and William Toms in Grant Deed recorded April 1, 1988, Document No. 88-07737.
APN: 06-441-34