

Kuyper, Emily

From: BASU - Do Not Reply <do_not_reply@basunow.com>
Sent: Friday, August 12, 2016 4:19 PM
To: Kuyper, Emily; Recor, Jessica L.
Subject: BASU Signing Confirmation

BUYERS COPY

Attn: Emily Kuyper 8/12/2016

Signing Confirmation

Thank you for calling on BASU for your accommodation signing needs.

The following information pertains to the Ron Souza signing, Escrow #5234781, scheduled for Monday, Aug 15, 2016 at 4:15pm.

Your Notary will be:

Sherry Treloar

It is our understanding that the documents will be at the Title Company.

Please label the emails to Notary as follows: 1 of 3, 2 of 3, 3 of 3, etc.

PLEASE DO NOT RESPOND TO THIS EMAIL AS THIS IS A NO REPLY EMAIL ADDRESS.

If you have any questions, please call us at (415) 479-2629.

*** This email contains confidential and privileged information intended only for the addresses. Please do not read it unless you are an addressee. If you are not an addressee or the intended recipient, please call BASU at 415 479-2629 and delete the message.

You are hereby notified that any dissemination, distribution, copying, or other use of this email or any attachments thereto without express written authorization from the sender is strictly prohibited. Thank You ***

CLTA Preliminary Report Form
(Rev. 11/06)

Order Number: 0301-5234781

Page Number: 1



First American Title

First American Title Company

12180 Industry Blvd., Suite 53
Jackson, CA 95642

Order Number: 0301-5234781 ()
Escrow Officer: Emily Kuyper
Phone: (209)223-0740
Fax No.: (866)289-5057
E-Mail: ekuyper@firstam.com

READ AND APPROVED AS TO FORM AND
CONTENT

E-Mail Loan Documents to: JacksonEDocs@firstam.com
Buyer: Souza
Property: 22101 Ruth
Long Barn, CA 95335

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of July 01, 2016 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA/CLTA Homeowner's (EAGLE) Policy of Title Insurance (2010) and ALTA Ext Loan Policy 1056.06 (06-17-06) if the land described is an improved residential lot or condominium unit on which there is located a one-to-four family residence; or ALTA Standard Owner's Policy 2006 (WRE 06-17-06) and the ALTA Loan Policy 2006 (06-17-06) if the land described is an unimproved residential lot or condominium unit

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

~~JOHN~~ DAVID WEITZEL AND NANCY ANNE WEITZEL TRUSTEES OF THE JOHN AND NANCY WEITZEL FAMILY TRUST DATED JUL 28 2008

The estate or interest in the land hereinafter described or referred to covered by this Report is:

FEE

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

OK

1. General and special taxes and assessments for the fiscal year 2016-2017, a lien not yet due or payable.
2. All taxes - secured, supplemental, defaulted, escaped and including bonds and assessments are not available at this time. Please verify any/all tax amounts and assessment information with the County Tax Collector prior to the close of the contemplated transaction.
3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
4. An easement for ELECTRIC TRANSMISSION LINE and incidental purposes in the document recorded August 02, 1930 in Book 98 of Deeds, Page 23.
5. An easement for TELEPHONE LINE and incidental purposes in the document recorded February 27, 1932 in Book 99 of Deeds, Page 183.

6. Covenants, conditions, restrictions and easements in the document recorded March 03, 1950 as BOOK 45, PAGE 197 of Official Records, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, source of income (as defined in California Government Code § 12955(p)) or ancestry, to the extent such covenants, conditions or restrictions violation 42 U.S.C. § 3604(c) or California Government Code § 12955. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

7. Any easements or servitudes appearing in the public records.
Affects: Common Area.

8. An easement for POLE LINE and incidental purposes in the document recorded August 06, 1957 as BOOK 83, PAGE 398 of Official Records.

9. Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions in the document recorded January 03, 1985 as BOOK 771, PAGE 659 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, source of income (as defined in California Government Code § 12955(p)) or ancestry, to the extent such covenants, conditions or restrictions violation 42 U.S.C. § 3604(c) or California Government Code § 12955. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

ODD FELLOWS SIERRA Homeowners Association is referenced in the above mentioned document.

Document re-recorded February 12, 1985 as BOOK 775, PAGE 79 of Official Records.

10. The Terms, Provisions and Easement(s) contained in the document entitled "DECLARATION RELATING TO THE ROADS AND STREETS LOCATED IN AND APPURTENANT TO THE I.O.O.F. ODD FELLOWS SIERRA CAMP SUBDIVISION #1, AND SUBDIVISION #2" recorded May 09, 1996 as INSTRUMENT NO. 1996-6657, BOOK 1391, PAGE 0719 of Official Records.

11. Water rights, claims or title to water, whether or not shown by the public records.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. The property covered by this report is vacant land.
2. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None
3. We find no open deeds of trust. Escrow please confirm before closing.
4. Note: Please contact the ODD FELLOWS SIERRA Homeowner's Association and/or their successors and assigns or any other appropriate entity regarding assessments, transfer fees and other requirements that may be due or imposed upon the contemplated transaction pursuant to the above document(s). Reference is made to the recorded document(s) for full particulars.

NOTE to proposed insured lender only: No Private transfer fee covenant, as defined in Federal Housing Finance Agency Final Rule 12 CFR Part 1228, that was created and first appears in the Public Records on or after February 8, 2011, encumbers the Title except as follows: None

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

Order Number: 0301-5234781

Page Number: 5

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Tuolumne, State of California,
described as follows:

LOT 155 IN BLOCK 16 OF I.O.O.F. ODD FELLOWS SIERRA CAMP SUBDIVISION NO. 1,
ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY
RECORDER, TUOLUMNE COUNTY, CALIFORNIA ON MARCH 8, 1950, IN VOLUME 10 OF MAPS, AT
PAGE 44.

APN: 031-073-0100

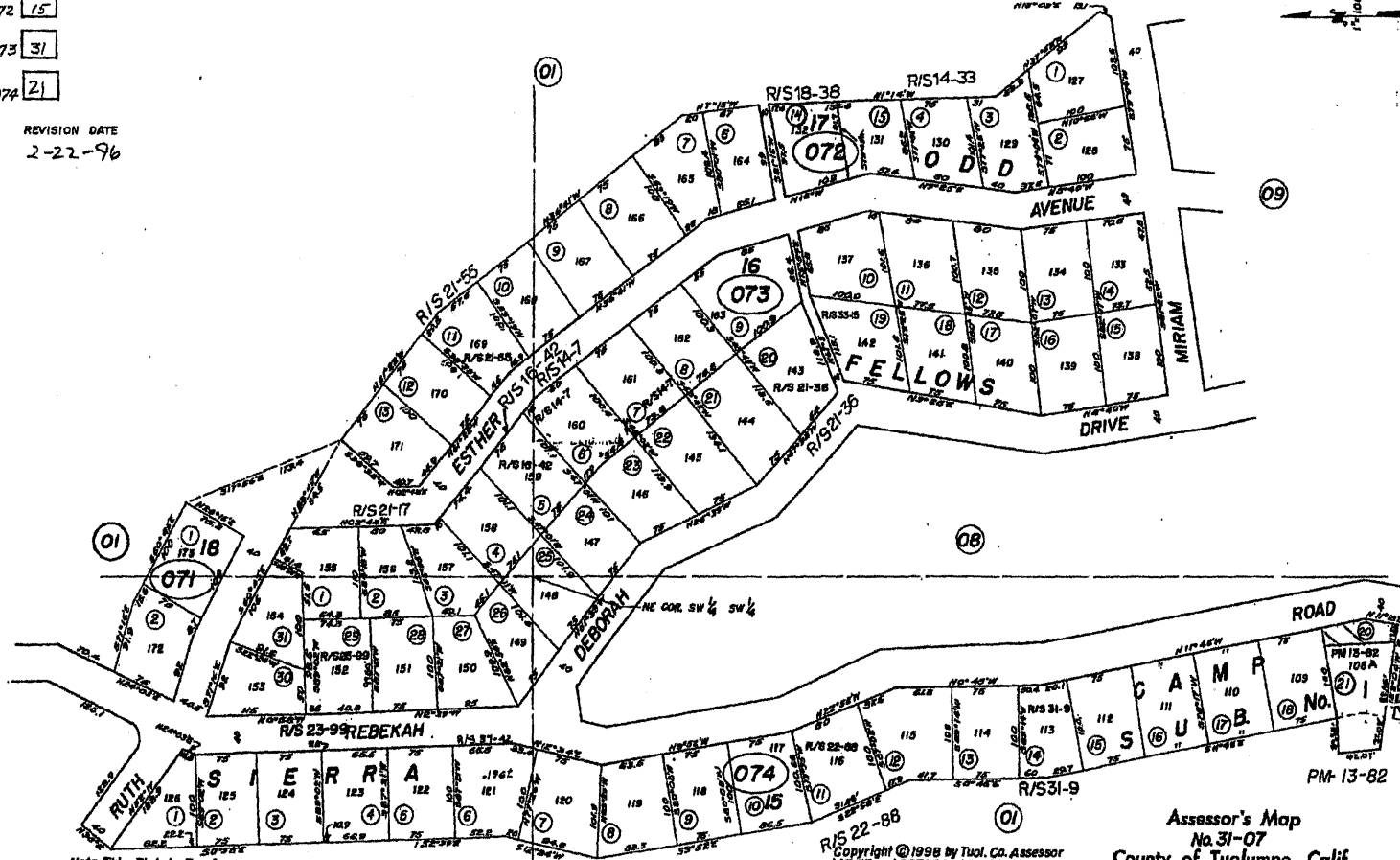
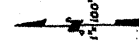
071	2
072	15
073	31
074	21

REVISION DATE
2-22-96

POR. SW 1/4, SEC. 30, T. 3 N., R. 17 E., M. D. B. & M.

Tax Area Code
76-015

31-07



Note: This Plat is For Assessment Purposes Only And Not An Official Map

Odd Fellows Sierra Camp Sub. No. 1, M.Q.R. Bk. 10 Pg. 46

Copyright © 1998 by Tul. Co. Assessor
NOTE - ASSESSOR'S BLOCK & LOT NUMBERS SHOWN IN CIRCLES

Assessor's Map
No. 31-07
County of Tuolumne, Calif.
1949

First American Title
Page 6 of 13

Order Number: 0301-5234781
Page Number: 6



First American Title

First American Title Company
12180 Industry Blvd., Suite 53
Jackson, CA 95642
(209)223-0740

INCOMING DOMESTIC WIRE INSTRUCTIONS

Beware of cyber-crime! If you receive an e-mail or any other communication that appears to be generated from a First American Title Company employee that contains new, revised or altered bank wire instructions, consider it suspect and call our office at a number you trust. Our bank wire instructions seldom change.

Funds from other than buyer or seller: Other than funds from a designated lender, real estate agent or broker, or the attorney of record, we will only accept incoming wires that are from the buyer or seller on a transaction. Other third party deposits not accompanied by appropriate instructions will be returned to the remitter.

Funds from a U.S. Bank: Funds should be wired from a bank within the United States. Notify our office at (209)223-0740 when you have transmitted your wire.

Funds from a non-U.S. Bank: If your funds are being wired from a non-U.S. bank, additional charges may apply. Contact our office for Incoming International Wiring Instructions.

ACH Transfers are NOT wire transfers: An ACH transfer is not immediately available funds and requires additional time for clearance. An ACH transfer cannot be accepted for an imminent closing. Acceptance of ACH transfers are subject to state law. Contact our office at (209)223-0740 prior to sending funds by ACH transfer.

Contact our office at (209)223-0740 when funds are sent.


PAYABLE TO:	First American Title Company
BANK:	First American Trust, FSB
ADDRESS:	5 First American Way, Santa Ana, CA 92707
ACCOUNT NO.:	3006930000
ROUTING NUMBER:	122241255

PLEASE REFERENCE THE FOLLOWING:	
PROPERTY:	22101 Ruth, Long Barn, CA 95335
FILE NUMBER:	0301-5234781 (EK)

FIRST AMERICAN TRUST, FSB CONTACT INFO: Banking Services (877)600-9473

**WIRES MAY BE RETURNED IF THE FILE NUMBER
AND PROPERTY REFERENCE ARE NOT INCLUDED**

American Land Title Association	ALTA Settlement Statement – Buyer Adopted 05-01-2015
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File No.: 0301-5234781 Printed: 08/12/2016, 3:53 PM Officer/Escrow Officer: Emily Kuyper/EK Settlement Location: 12180 Industry Blvd., Suite 53, Jackson, CA 95642	First American Title Company 12180 Industry Blvd., Suite 53 • Jackson, CA 95642 Phone: (209)223-0740 Fax: (866)289-4694 Estimated Settlement Statement Amended: Tuesday Aug 9, 2016 11:33 AM	
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Property Address: 22101 Ruth, Long Barn, CA 95335 Buyer: Ron A. Souza Seller: Weitzel Family Trust Lender: Loan Number: Settlement Date: 08/12/2016 Disbursement Date:
--

Description	Buyer	
	Debit	Credit
Financial		
Sale Price	55,000.00	
Deposit: Receipt No. 693116143 on 07/25/2016 by Ron A. Souza		1,000.00
Prorations/Adjustments		
Association Dues 08/12/16 to 06/01/17 @\$705.00/yr	565.93	
County Taxes 07/01/16 to 08/12/16 @\$141.21/semi		32.50
Utilities 08/12/16 to 06/01/17 @\$545.00/yr	437.49	
Closing Reserve	75.00	
Title Charges & Escrow / Settlement Charges		
ALTA Owners Policy Standard to First American Title Company	215.50	
Escrow Fee - One Half to First American Title Company	257.50	
Notary Fee B to First American Title Company	100.00	
Government Recording and Transfer Charges		
Record Deed to Tuolumne County Recorder	20.00	
Monument Fee	10.00	
Miscellaneous		
Transfer Fee to Sierra Park Water Company, Inc	50.00	
Subtotals		
Due From Buyer		55,698.92
Totals	56,731.42	56,731.42

Our wire instructions do not change. If you receive an email or other communication that appears to be from us and contains revised wiring instructions, you should consider it suspect and you must call our office at an independently verified phone number. Do not inquire with the sender.

Acknowledgement

We/I have carefully reviewed the Estimated ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements to be made on my account or by me in this transaction and further certify that I have received a copy of the Estimated ALTA Settlement Statement. This Estimated Settlement Statement is subject to changes, corrections or additions at the time of final computation of Escrow Settlement Statement. We/I authorize First American Title Company to cause the funds to be disbursed in accordance with the Final ALTA Settlement Statement to be provided to me/us at closing.

Buyer(s):

Ron A. Souza

Escrow Officer: Emily Kuyper



First American Title

First American Title Company
12180 Industry Blvd., Suite 53
Jackson, CA 95642
Phn - (209)223-0740
Fax - (866)289-4694

Expanded/Eagle Coverage Not Being Issued

Date: **August 12, 2016**

File No.: **0301-5234781**

First American Title Insurance Company issues a CLTA/ALTA Homeowner's Policy of Title Insurance ("Eagle Policy") on 1-4 family residential property, when applicable, as specified in the California Association of Realtors® residential purchase agreement.

The terms of the Eagle Policy and our underwriting guidelines do not allow us to issue this policy on certain transactions and we decline to issue the Eagle Policy for this transaction. Your escrow officer can provide you with the specific reason for this decision. You may also request to speak with an underwriter if you need further information about this decision.

First American Title will issue the ALTA Owners Policy with Western Regional Exceptions (See our Preliminary Report for information about coverages).

By executing this document, I/we acknowledge that I/we are aware that **First American Title Insurance Company** has declined to issue the Eagle Policy for this transaction.

Dated: August 09, 2016

Ron A. Souza

This Company conducts the handling of escrow business pursuant to Department of Insurance, State of California, License Number CA, 151.



First American Title

First American Title Company
12180 Industry Blvd., Suite 53
Jackson, CA 95642
(209)223-0740
Fax - (866)289-5057

SALE CLOSING ESCROW INSTRUCTIONS

To: **First American Title Company, Escrow Holder**
Emily Kuyper, Escrow Officer

File No.: **0301-5234781 (EK)**

Date: **August 12, 2016**

Estimated Closing Date: **August 12, 2016**

Purchase Price: **55,000.00**

Re: **22101 Ruth, Long Barn, CA 95335 ("Property")**
Ron A. Souza ("Buyer")
Weitzel Family Trust ("Seller")

These instructions are not intended to alter, modify or change the purchase contract and/or escrow instructions between the parties hereto, including the California Purchase Agreement and Joint Escrow Instructions ("Agreement") with any addendums/amendments thereto, for the above referenced property except with respect to the following:

Final Approvals: Buyer's and Seller's signatures on the estimated settlement statements to be presented to Escrow Holder prior to the close of escrow will constitute their specific acknowledgement to Escrow Holder that all conditions precedent have been released, approved and/or waived and Escrow Holder is instructed to proceed to close this escrow.

Deposits to Escrow: The balance of the down payment and/or purchase price and closing costs shall be deposited with Escrow Holder by wired funds to Escrow Holder's bank, F.A. Trust, according to wire instructions provided to the Buyer by Escrow Holder. Please note that our wire instructions **do not change**. If you receive an e-mail or any other communication that appears to be generated from a First American employee that contains new, revised or altered bank wire instructions to a bank other than F.A. Trust, consider it suspect and call our office at a number you trust.

Vesting: Buyer directs that title to the Property be vested as follows:

Ron A. Souza, an unmarried man

Grant Deed: Escrow Holder is instructed to complete Grant Deed over Seller's signature, if necessary, to comply with Buyer's written vesting instructions.

Title Approval: Buyer acknowledges receipt of a copy of the Preliminary Report issued in connection with this escrow for the above-referenced property and containing the legal description of the property which is the subject of this escrow.

Buyer approves the contemplated policy form and acknowledges that the Policy of Title Insurance shall be subject to all exceptions shown on the Preliminary Report except:

1. Delinquent general and special taxes, assessments and/or bonds
2. Voluntary and/or involuntary liens created by Seller or prior owner not assumed by Buyer
3. Deed(s) of Trust not assumed by Buyer
4. The following items which are specifically disapproved by Buyer: n/a
Buyer initial(s): _____

(Buyer: please list above the numbers of the specific exceptions on the preliminary report which are disapproved and initial.)

The policy shall also be subject to any deeds of trust and or other voluntary liens executed by Buyer as part of this escrow and general and special taxes and assessments which as of the date of close of escrow are a lien not yet due and payable.

Buyer further acknowledges that First American Title Company has not examined the public records for any involuntary liens that may be of record against the undersigned Buyer(s).

Buyer understands that, should there be any involuntary liens recorded against the Buyer at the time Buyer acquires title, these involuntary liens will become liens on the title to the property.

Local Transfer Forms: Buyer and Seller acknowledge that local ordinances may require the completion and submittal of certain certificates or applications, or physical modifications such as sewer laterals, in connection with the transfer of ownership of the subject property, referred to herein as "Local Transfer Obligations." Buyer and Seller further acknowledge and agree that the completion or submittal of these Local Transfer Obligations shall be handled outside of escrow and are not the responsibility of Escrow Holder. Specifically, Escrow Holder is not responsible for: 1) identifying or advising regarding any such requirements, 2) furnishing, completing or submitting forms, or 3) paying or disbursing any funds in connection therewith. Buyer and Seller authorize and instruct Escrow Holder to close this escrow without inquiry or concern regarding the status of any Local Transfer Obligations.

In the event Escrow Holder agrees to receive any forms for forwarding to other parties or governmental agencies, Escrow Holder will be performing such actions as an accommodation only, and shall have no responsibility for the sufficiency or completeness of the documents, nor any responsibility for follow up or correction of any deficiencies. If Escrow Holder has transmitted any type of filing fee on behalf of the parties by its check and the check remains un-negotiated and becomes stale-dated or is returned to Escrow Holder by the agency, the parties instruct Escrow Holder to void its check and disburse the funds to the Buyer. Any related forms that are returned to Escrow Holder shall also be forwarded to the Buyer.

Estimated Settlement Statement: Upon Close of Escrow, Escrow Holder is instructed to disburse in accordance with the executed "Estimated Settlement Statement".

Cash Purchase No Insurance: All parties acknowledge that the subject property is being purchased as a cash transaction. Therefore, hazard insurance will not be obtained through escrow. It shall be the Buyer's responsibility to obtain insurance and pay the premium outside of this escrow.

Escrow not responsible for payment of bills: The parties acknowledge that any charges for work or inspections on the property are solely the responsibility of the parties to this escrow. Escrow Holder will not be responsible for payment of or collection of payment from parties to this escrow for any bills submitted to escrow other than those that have been approved for payment on the Buyer's, Seller's and Borrower's settlement statements. If bills are submitted by Seller, Buyer or their agents after the settlement statements have been approved, they will be charged to the respective party as verbally instructed by the submitting party.

Prorations: All prorations for the Property are to be handled in escrow as reflected on the "Estimated Settlement Statement." The parties understand and agree that (1) Escrow Holder will **not** prorate municipal utilities, and (2) the transfer of the utilities must be handled by the parties outside of escrow.

Warranty Regarding Encumbrances: The undersigned warrant and guarantee that there are no outstanding liens or Deeds of Trust or Mortgages affecting the property, other than those shown on the preliminary report described herein. Initials_____

Document/Funds Delivery: After Close of Escrow, all documents, funds and statements are to be sent to the undersigned at the addresses provided to Escrow Holder.

Escrow General Provisions: The parties acknowledge receipt of and agree to the Escrow General Provisions, which are incorporated by reference. Those Provisions, among other things, require the resolution of disputes by arbitration on an individual basis; class actions and jury trials are not permitted.

Funds Held Fee: In the event funds remain in escrow for any reason more than 90 days after the Close of Escrow, or if escrow has not closed 90 days after the estimated closing date set forth in the existing escrow instructions to Escrow Holder ("Dormancy Period"), Escrow Holder will make reasonable efforts to notify the parties regarding same. If funds remain in escrow beyond the Dormancy Period, a monthly "funds held fee" of \$25.00 shall accrue for each month or fraction of a month thereafter that the funds, or any portion thereof, remain in escrow. Escrow Holder is instructed to deduct the monthly funds held fee directly from the funds held in escrow on a monthly or other periodic basis (i.e. quarterly, semi-annually, etc.). The parties agree to pay these sums to compensate Escrow Holder for administering, monitoring, accounting, reminders and other notifications and processing of the funds so held in accordance with this provision.

SELLER:

JOHN DAVID WEITZEL AND NANCY ANNE
WEITZEL TRUSTEES OF THE JOHN AND
NANCY WEITZEL FAMILY TRUST DATED
JULY 28, 2008

John David Weitzel, Trustee

Nancy Anne Weitzel , Trustee

Please indicate your forwarding address and phone number:

Home Phone: _____

Cell Phone: _____

Work Phone: _____

Email Address: _____

BUYER:

Ron A. Souza

Please indicate your forwarding address and phone number:

Home Phone: _____

Cell Phone: _____

Work Phone: _____

Email Address: _____

BOE-502-A (P1) REV. 12 (05-13)

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located.

FOR RECORDERS USE ONLY

NAME AND MAILING ADDRESS OF BUYER/TRANSFEEE
(Make necessary corrections to the printed name and mailing address)

Ron A. Souza

ASSESSOR'S PARCEL NUMBER
031-073-0100

SELLER/TRANSFEROR
Weitzel Family Trust

BUYER'S DAYTIME TELEPHONE NUMBER
()

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

22101 Ruth, Long Barn, CA 95335

MAIL PROPERTY TAX INFORMATION TO (NAME)

ADDRESS	CITY	STATE	ZIP CODE

YES NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.

MO	DAY	YEAR

PART 1. TRANSFER INFORMATION Please complete all statements.

This section contains possible exclusions from reassessment for certain types of transfers.

- | | |
|---|---|
| <p>YES <input type="checkbox"/></p> <p>NO <input checked="" type="checkbox"/></p> | <p>A. This transfer is solely between spouses (addition or removal of a spouse, death of a spouse, divorce settlement, etc.).</p> <p>B. This transfer is solely between domestic partners currently registered with the California Secretary of State (addition or removal of a partner, death of a partner, termination settlement, etc.).</p> <p>*C. This is a transfer: <input type="checkbox"/> between parent(s) and child(ren) <input type="checkbox"/> from grandparent(s) and grandchild(ren).</p> <p>*D. This transfer is the result of a cotenant's death. Date of death _____</p> <p>*E. This transaction is to replace a principal residence by a person 55 years of age or older. Within the same county? <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>*F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5. Within the same county? <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>G. This transaction is only a correction of the name(s) of the person(s) holding title to the property (e.g., a name change upon marriage). If YES, please explain: _____</p> <p>H. The recorded document creates, terminates, or reconveys a lender's interest in the property.</p> <p>I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g., cosigner). If YES, please explain: _____</p> <p>J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.</p> <p>K. This is a transfer of property:</p> <p>1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of <input type="checkbox"/> the transferor, and/or <input type="checkbox"/> the transferor's spouse <input type="checkbox"/> registered domestic partner.</p> <p>2. to/from a trust that may be revoked by the creator/grantor/trustor who is also a joint tenant, and which names the other joint tenant(s) as beneficiaries when the creator/grantor/trustor dies.</p> <p>3. to/from an irrevocable trust for the benefit of the <input type="checkbox"/> creator/grantor/trustor and/or <input type="checkbox"/> grantor's/trustor's spouse <input type="checkbox"/> grantor's/trustor's registered domestic partner.</p> <p>L. This property is subject to a lease with a remaining lease term of 35 years or more including written options.</p> <p>M. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.</p> <p>N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions.</p> <p>*O. This transfer is to the first purchaser of a new building containing an active solar energy system.</p> |
|---|---|

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

BOE-502-A (P2) REV. 12 (05-13)

PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

- A. Date of transfer, if other than recording date: _____
- B. Type of transfer:
- Purchase Foreclosure Gift Trade or exchange Merger, stock, or partnership acquisition (Form BOE-100-B)
- Contract of sale. Date of contract: _____ Inheritance. Date of death: _____
- Sale/leaseback Creation of a lease Assignment of a lease Termination of a lease. Date lease began: _____
- Original term in years (including written options): _____ Remaining term in years (including written options): _____
- Other. Please explain: _____
- C. Only a partial interest in the property was transferred. YES NO If YES, indicate the percentage transferred: _____ %

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

- A. Total purchase price \$ 55,000.00
- B. Cash down payment or value of trade or exchange excluding closing costs Amount \$ _____
- C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____
- FHA (___ Discount Points) Cal-Vet VA (___ Discount Points) Fixed rate Variable rate
- Bank/Savings & Loan/Credit Union Loan carried by seller
- Balloon payment \$ _____ Due date: _____
- D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____
- Fixed rate Variable rate Bank/Savings & Loan/Credit Union Loan carried by seller
- Balloon payment \$ _____ Due date: _____
- E. Was an Improvement Bond or other public financing assumed by the buyer? YES NO Outstanding balance \$ _____
- F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ _____
- G. The property was purchased: Through real estate broker. Broker name: Century 21 Wildwood Properties, Inc. Phone number: () _____
- Direct from seller From a family member-Relationship _____
- Other. Please explain: _____
- H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.

PART 4: PROPERTY INFORMATION

Check and complete as applicable.

- A. Type of property transferred
- Single-family residence Co-op/Own-your-own Manufactured home
- Multiple-family residence. Number of units: _____ Condominium Unimproved lot
- Other. Description: (i.e., timber, mineral, water rights, etc.) Timeshare Commercial/Industrial
- B. YES NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.
- If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____
- C. YES NO A manufactured home is included in the purchase price.
- If YES, enter the value attributed to the manufactured home: \$ _____
- YES NO The manufactured home is subject to local property tax. If NO, enter decal number: _____
- D. YES NO The property produces rental or other income.
- If YES, the income is from: Lease/rent Contract Mineral rights Other: _____
- E. The condition of the property at the time of sale was: Good Average Fair Poor
- Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/TRANSFeree OR CORPORATE OFFICER	DATE	TELEPHONE
NAME OF BUYER/TRANSFeree/Legal REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT)	TITLE	E-MAIL ADDRESS

The Assessor's office may contact you for additional information regarding this transaction.

Property Address: 22101 Ruth, Long Barn,, CA 95335
County: Tuolumne County
APN: 031-073-01-00

Order Number: 7311673
Date of Issuance: 7/20/2016

The transferor and his or her agent(s) disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the subject property.

THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.

Yes ___ No X Do not know and information not available from local jurisdiction ___

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.

Yes ___ No X Do not know and information not available from local jurisdiction ___

A VERY HIGH FIRE HAZARD SEVERITY ZONE pursuant to Section 51178 or 51179 of the Government Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.

Yes ___ No X

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code.

Yes X No ___

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.

Yes ___ No X

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.

Yes (Landslide Zone) ___ Yes (Liquefaction Zone) ___ No ___ Map not yet released by state X

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER.

SIGNATURE OF TRANSFEROR(S) _____ Date _____

SIGNATURE OF TRANSFEROR(S) _____ Date _____

SIGNATURE OF AGENT(S) _____ Date _____

SIGNATURE OF AGENT(S) _____ Date _____

Check only one of the following:

[] Transferor(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).

[X] Transferor(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Civil Code Section 1103.7, and that the representations made in this Natural Hazard Disclosure Statement are based on information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Civil Code Section 1103.4.

Third-Party Disclosure Provider(s): DisclosureSave, LLC

Transferee represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations made in this Natural Hazard Disclosure Statement do not constitute all of the transferor's or agent's disclosure obligations in the transaction.

I have received a copy of the following booklets in this transaction: "Combined Hazards Book" a combination "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants" including toxic mold, "Protect Your Family From Lead in Your Home", "The Homeowner's Guide to Earthquake Safety"- includes Natural Gas Safety and "Home Energy Rating System" (HERS). If applicable, I have received and reviewed Tax Assessment Report. I hereby acknowledge the receipt of all information identified on page 6 and 7 of this report.

SIGNATURE OF TRANSFEEE _____ Date _____

SIGNATURE OF TRANSFEEE _____ Date _____

First American Title Company

READ AND APPROVED AS TO FORM AND CONTENT

Date: August 08, 2016
File No.: 0301-5234781 (EK)

Please Complete and Return to:
First American Title Company
12180 Industry Blvd., Suite 53
Jackson, CA 95642
Attn: Emily Kuyper

File No. 0301-5234781(EK)
Fax No. (866)289-5057

Sierra Park Water Company

Current Owner: Weitzel Family Trust
Property Address: 22101 Ruth, Long Barn, CA 95335

Delinquent Account

1. Amount of Dues/Assessment? ^{THIS YEAR} \$ 545.00 Monthly Quarterly Semi-Annually Annually
Amount of Late Fee \$ unknown Effective date of L.F. 19 days after Annual invoice date

2. Are Dues/Assessment current? Yes No
Delinquent amount covers what period? 6/1/15 to 8/31/16 If not, delinquent amount due \$ 2429.86

3. Next Payment of Dues/Assessment due on 6/1/17 Covering 6/1/17 to 5/31/18 \$ unknown

Any Special Assessments?
transfer fee of \$100

4. Is hazard insurance included in assessment fee? Yes No

If yes, please provide the following information:

Name of Co/Agent _____ Phone # _____
Policy No.: _____ Premium \$ _____ Paid thru _____

Is the policy a common area policy or a master fire insurance policy? _____

5. Transfer fee? Yes No
If yes, payable to _____ Amount Due \$ _____

6. Statement fee? Yes No
If yes, payable to _____ Amount Due \$ _____

7. Disclosure fee? Yes No
If yes, payable to _____ Amount Due \$ _____

8. Inspection fee? Yes No
If yes, payable to _____ Amount Due \$ _____

9. Impound account? Yes No
If yes, payable to _____ Amount Due \$ _____

10. Who pays taxes? Property owner

11a. Are there any violations of restrictions on Seller's property? Yes No unknown

11b. Are there any violations of restrictions affecting the HOA? Yes No unknown

If yes on either question, state violation: _____
Penalty/fine due to violation: \$ _____

TOTAL AMOUNT DUE AS OF THE DATE OF THIS STATEMENT \$ _____

12. Approval Required? Yes No If yes, approval from whom: _____
Name _____ How do we contact? _____

13. Copy of Deed at closing? Yes No

14. Name of Planned Unit Development: _____
Association President/Contact: Mirk Knudsen How do we contact? 209-533-7998
Phone No: _____

By: Frank Blatte Date: 8/9/16
Mailing Address: 14510 Mono Way, Ste G City: SONORA State: CA Zip: 95370

- Please see Sierra Park services demand
- send copy of Deed

First American Title Company

READ AND APPROVED AS TO FORM AND CONTENT

Date: August 08, 2016
File No.: 0301-5234781 (EK)

Please Complete and Return to:
First American Title Company
12180 Industry Blvd., Suite 53
Jackson, CA 95642
Attn: Emily Kuyper

File No. 0301-5234781(EK)
Fax No. (866)289-5057

Sierra Park Services Company

Current Owner: Weitzel Family Trust
Property Address: 22101 Ruth, Long Barn, CA 95335

1. Amount of Dues/Assessment? \$ 705.00 Monthly Quarterly Semi-Annually Annually
Amount of Late Fee \$ 25.00/month Effective date of L.F. 9/1
2. Are Dues/Assessment current? Yes No If not, delinquent amount due \$ 3221.00
Delinquent amount covers what period? 6/1/13 to 8/31/16
3. Next Payment of Dues/Assessment due on 6/1/17 Covering 6/1/17 to 5/31/18 unknown
Any Special Assessments? _____
4. Is hazard insurance included in assessment fee? Yes No
If yes, please provide the following information:
Name of Co/Agent _____ Phone # _____
Policy No.: _____ Premium \$ _____ Paid thru _____
Is the policy a common area policy or a master fire insurance policy? _____
5. Transfer fee? Yes No
If yes, payable to _____ Amount Due \$ _____
6. Statement fee? Yes No
If yes, payable to _____ Amount Due \$ _____
7. Disclosure fee? Yes No
If yes, payable to _____ Amount Due \$ _____
8. Inspection fee? Yes No
If yes, payable to _____ Amount Due \$ _____
9. Impound account? Yes No
If yes, payable to _____ Amount Due \$ _____
10. Who pays taxes? _____
- 11a. Are there any violations of restrictions on Seller's property? Yes No unknown
- 11b. Are there any violations of restrictions affecting the HOA? Yes No unknown

If yes on either question, state violation: _____
Penalty/fine due to violation: \$ _____
TOTAL AMOUNT DUE AS OF THE DATE OF THIS STATEMENT \$ _____

12. Approval Required? Yes No If yes, approval from whom:
Name _____ How do we contact? _____

13. Copy of Deed at closing? Yes No

14. Name of Planned Unit Development: _____
Association President/Contact: Heidi Orduewin How do we contact? 209-533-7909
Phone No: _____

By: Rae Pottle Date: 8/9/16
Mailing Address: 14570 Mono Way, Ste 60 City: Sonoma State: CA Zip: 95370
Reproduced by First American Title Insurance 1/2001

Please see Sierra Park water demand.