

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Nevada County Tax Collector  
950 Maidu Avenue, Suite 290  
Nevada City CA 95959

Nevada County Recorder  
Gregory J. Diaz  
Document#: 20160014640  
Friday July 08 2016, at 10:57:19 AM

Paid:  
Recorded By: KP

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NH

**NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY**  
**(Revenue & Taxation Code, §§3691(a)(1)(B), 3691.1-3691.2)**

Which, pursuant to law was declared to be tax-defaulted on **June 30, 2011**  
for the nonpayment of delinquent taxes in the amount of **\$2,572.68**  
for the fiscal year **2010 - 2011**, Default Number **6412**

Notice is hereby given by the Tax Collector of Nevada County that, pursuant to Revenue and Taxation Code §3691, (1) five or more years have elapsed since the duly assessed and legally levied taxes on the property described herein were declared in default; (2) the property is subject to sale for nonpayment of taxes; and (3) the property will be sold unless the amount required to redeem the property is paid to the tax collector of said county before sale. The real property subject to this notice is assessed to **SIERRA TERRACE LLC** and is situated in said county, State of California, described as follows:

**08-210-14-000**  
Assessor's Parcel Number

**EXHIBIT "A"**

**State of California**  
**Nevada County**

**Executed on**  
**July 1, 2016**

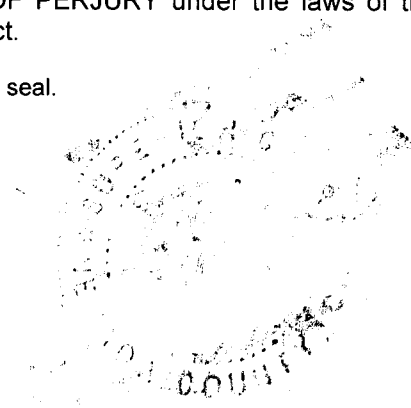
By   
TINA M. VERNON


On July 6, 2016, before me, G. Sean Metroka, Court Executive Officer, personally appeared Tina M. Vernon, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

**G. Sean Metroka**  
**Court Executive Officer**  
**of the Superior Court**



  
Georgeana Pilcher, Deputy  
(PURSUANT TO OATH OF OFFICE ON FILE WITH SUPERIOR COURT  
AND RECORDED WITH NEVADA COUNTY CLERK-RECORDER)

## EXHIBIT "A"

PARCEL 08-210-14-000

the following described property in the City of **Grass Valley**, County of **Nevada**, State of **California**:

**Parcel 2, as shown on the Parcel Map for Sierra Athletic Club, filed on July 11, 2007, in Book 20 of Parcel Maps, Page 40.**

**EXCEPTING THEREFROM:**

**(a) All minerals and mineral rights below a depth of 100 feet from the surface thereof, with the right of extracting and mining the same, as reserved in the Deed dated May 11, 1929, recorded May 22, 1929, in Book 2 of Official Records, at Page 201, executed by Stella Hoyt, a widow to H. E. Brown and Edgar C. Bawden.**

**(b) All portions of the property situate more than 100 feet below the surface thereof, together with the right to work and mine below said depth and remove minerals therefrom, without disturbing the surface thereof, as conveyed by the Deed dated July 15, 1941, recorded July 16, 1941, in Book 68 of Official Records, at Page 406, executed by Pete Andreotti and Julia M. Andreotti, his wife to Empire Star Mines Company, Limited, a corporation.**

**(c) The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of said property lying more than 100 feet beneath the surface thereof, and the perpetual right and ownership of all veins, the apexes of which may be found on the surface of the real property and all extralateral rights in connection with such veins, provided, however, that no mining operations shall be concluded on the surface of the property or at any point within 100 feet below the surface, except in the event of litigation with respect to such extralateral rights, wherein the question of the identity of any such vein or the location of the apex thereof, at the surface shall be a material fact embraced within the issues of such litigation, in such event, Grantor, its successors or assigns, shall have the right to conduct such operations within the premises herein described, for the purposes of such litigation only, but shall be liable to the Grantees, their heirs and assigns, for any and all actual damages to surface improvements occasioned as the result of such operations and at the conclusion of such operations, shall repair all damages and restore the surface of said premises to the conditions existing at the time of the commencement of such operations, as reserved by the Deed dated June 30, 1941, recorded July 24, 1941, in Book 68 of Official Records, at Page 418, executed by Empire Star Mines Company, Limited, a corporation to Pete Andreotti.**

**(d) The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of said property, lying more than 100 feet beneath the surface thereof and the perpetual right and ownership of all veins, the apexes of which may be found on the surface of the real property and all extralateral rights in connection with such veins, provided however, that no mining operations shall be conducted on the surface of the property or at any point within 100 feet below the surface, except in the event of litigation, with respect to such extralateral rights wherein the question of the identity of any such vein or the location of the apex thereof, at the surface shall be a material fact embraced within the issues of such litigation, in which event, Grantor, its successors or assigns shall have the right to conduct such operations within the premises herein described, for the purposes of such litigation only, but shall be liable to the Grantees, their heirs or assigns, for any and all actual damages to surface improvements occasioned as the result of such operations and at the conclusion of such operations, shall repair all damages and restore the surface of said premises to the condition existing at the time of the commencement of such operations, as reserved in the Deed dated June 30, 1941, recorded July 24, 1941, in Book 68 of Official Records, at Page 422, executed by Empire Star Mines Company, Limited, a corporation to Bert Burns and Pauline Burns, his wife as joint tenants.**

**(e) The perpetual right and ownership, together with the right to mine for, extract and take minerals from beneath the surface of and the subsurface of that portion of said property lying more than 100 feet beneath the surface thereof, as reserved in the Deed dated March 4, 1946, recorded March 12, 1946, in Book 100 of Official Records, at Page 483, executed by Bert Burns and Pauline Burns, his wife to Peter Andreotti.**