

RECORDING REQUESTED BY  
AND MAIL TO:

K. E. COLEMAN  
TREASURER - TAX COLLECTOR  
EL DORADO COUNTY  
360 FAIR LANE  
PLACERVILLE, CA 95667  
SB2 Exempt

Recorded in Official Records  
County of El Dorado  
Janelle K. Horne  
Recorder-Clerk

**2022-0046063**

12/08/2022  
02:05:48 PM  
PL  
GL  
Titles: 1 Pages: 2  
Fees: \$17.00  
Taxes: \$6.05  
CA SB2 Fee: \$0.00  
Total: \$23.05



Doc Trans Tax computed on full value of property conveyed \$6.05 Signature of declarant  
Unincorporated

**TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY**

On which the legally levied taxes were a lien for Fiscal Year 2013-2014 and for  
nonpayment were duly declared to be in default. DEF140000184  
Default Number

This deed, between the Tax Collector of El Dorado County ("SELLER") and INVEST N FAMILY LLC, ALTD LIABILITY CO ("PURCHASER"), conveys to the purchaser the real property described herein which the SELLER sold to the PURCHASER conveys to the PURCHASER, free of all encumbrances of any kind existing before the sale, except those referred to in §3712 of the Revenue and Taxation Code, the real property described herein which the SELLER sold to the PURCHASER at Public Auction on November 1, 2022 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, for the sum of \$5,300.00.

No taxing agency objected to the sale.

In accordance with law, the SELLER hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to, AUCTIONSNOV LLC, described as follows:  
Assessors Parcel Number 040-100-021-000

SEE EXHIBIT "A"

STATE OF CALIFORNIA  
El Dorado County

EXECUTED ON  
11/23/22

By:   
Tax Collector

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.

On November 23, 2022, K. E. COLEMAN, proved to me on the basis of satisfactory evidence to be both the tax collector of said county and the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity as Tax Collector, and that by her signature on this instrument the person who executed the instrument. The facsimile signature on this document has been officially adopted by the Treasurer-Tax Collector.

Recorder-Clerk

Deputy

MAIL TAX STATEMENTS TO: INVEST N FAMILY LLC  
C/O PAULO ROSSETTO  
201 EAST 4<sup>TH</sup> AVENUE  
SAN MATEO, CA 94401

**Exhibit "A"**

**ASMT. NO. 040-100-021-000**

**THE PERPETUAL GRAZING RIGHTS ONLY** on those portions of the following described tracts of land situated in El Dorado County, California, and lying on the North side of the Alpine State Highway, as said state highway was located on April 16, 1945, to-wit:

The South half of the Northeast quarter and the North half of Southeast quarter of Section 9, containing 160 acres, more or less.

The West half of the Southeast quarter and the Southeast quarter of Southeast quarter and North half of Northwest quarter and Southwest quarter of Northwest quarter of Section 15, containing 240 acres more or less.

The South half of Northeast quarter and the Northeast quarter of Northeast quarter and the Northeast quarter and North half of Southeast quarter of Section 22, containing 119.5 acres, more or less.

The South half of Northwest quarter and the Northeast quarter and North half of Northwest quarter of Section 23, containing 50.9 acres, more or less.

The East half of Southwest quarter and Northwest quarter of South east quarter of Section 13, containing 79.0 acres, more or less.

All of the above described tracts of land are situated in Township 8 North, Range 14 East, Mount Diablo Meridian, containing 649.4 acres, more or less.

The grazing rights herein conveyed are intended to cover only those portions of the lands described above, the clear title to which was acquired by GEORGE ALLEN in that certain deed executed on February 24, 1945, by JOHN D CULBERT, JESSE E. MCLAUGHLIN and RALPH MCGEE, as trustees of the trust created by the Will of Charles L. Culbert, deceased, as parties of the first part, and GEORGE ALLEN, as party of the second part, which deed was there after recorded in the office of the County Recorder of El Dorado County, California.

EXCEPTING THEREFROM all that portion conveyed by that certain Quitclaim Deed dated June 10, 1948 in Book 256, Page 342, Official Records, of El Dorado County, executed by John Tonzi Jr. and Julia J Tonzi, husband and wife, to Winton Lumber Company, a Delaware Corporation.

ALSO EXCEPTING THEREFROM all that portion conveyed by that certain Quitclaim Deed dated April 6, 1950, recorded May 19, 1950, in Book 279, Page 430, Official records of El Dorado County, executed by John Tonzi Jr. and Julia Tonzi, husband and wife, to the State of California.