

DOUGLAS COUNTY, NV

2015-860677

RPTT:\$916.50 Rec:\$16.00

\$932.50 Pgs=3

04/22/2015 10:49 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1220-15-611-025

RPTT: \$916.50

Recording Requested By:

Western Title Company

Escrow No.: 071417-MHK

When Recorded Mail To:

Rosehill, LLC., a Limited Liability
Company

6770 S. McCarran Blvd. Ste 202

Reno, NV 89509

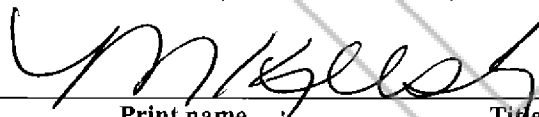
Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature _____



Print name

Title

M Kelsh

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Kathleen F. Copple Trustee of the K.F. Copple Trust U/D/T June 5, 2012

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Rosehill, LLC., a Limited Liability Company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

Lot 26, of GARDNERVILLE RANCHOS UNIT NO. 3, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965, in Book 28, Page 117, as Document No. 28310, and Amended on June 4, 1965, in Book 81, Page 687, as Document No. 28378.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 04/14/2015

Kathleen F. Cople Trustee of the K.F. Cople Trust U/D/T June 5, 2012

Kathleen F. Cople
By Kathleen F. Cople, Trustee

STATE OF Nevada } ss

COUNTY OF Washoe

This instrument was acknowledged before me on

4-17-2013

By Kathleen F. Cople Trustee of the K.F. Cople Trust
U/D/T June 5, 2012.

Karen D. Carter
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1220-15-611-025
- 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

3. Total Value/Sales Price of Property: \$235,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$235,000.00

Real Property Transfer Tax Due: \$916.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: % _____

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 parties agree that 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 *M. K. Leusch* Capacity *agent*
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Kathleen F. Copple Trustee of the K.F. Copple Trust U/D/T June 5, 2012
 Address: 1301 Brenda Circle
 City: Carson City
 State: NV Zip: 89704

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Rosehill, LLC., a Limited Liability Company
 Address: 6770 S. McCarran Blvd Ste 202
 City: Reno
 State: NV Zip: 89509

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
 1513 Highway 395, Suite 101
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 071417-MHK

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)