

APN#: 1220-15-410-064  
RPTT: \$760.50

DOUGLAS COUNTY, NV  
RPTT:\$760.50 Rec:\$16.00  
\$776.50 Pgs=3  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2015-863034**

**06/01/2015 02:04 PM**

**Recording Requested By:**

Western Title Company

**Escrow No.: 072347-TEA**

**When Recorded Mail To:**

**Rosehill, LLC, a Nevada limited liability company  
6770 South McCarran Boulevard Suite 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 \_\_\_\_\_

  
Traci Adams Escrow Officer

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**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,

Christopher DeRosa, a married man as his sole and separate property who acquired title as Christopher DeRosa, an unmarried man

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

Rosehill, LLC, a Nevada limited liability company

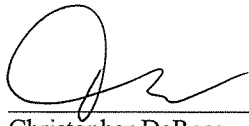
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

Lot 1 in Block M, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 4, filed in the office of the County Recorder of Douglas County, Nevada, on April 10, 1967, in Map Book 1, Page 055, File No. 35914.

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

Dated: 05/26/2015



Christopher DeRosa

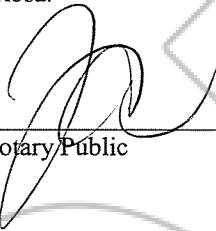
STATE OF Nevada

COUNTY OF Douglas

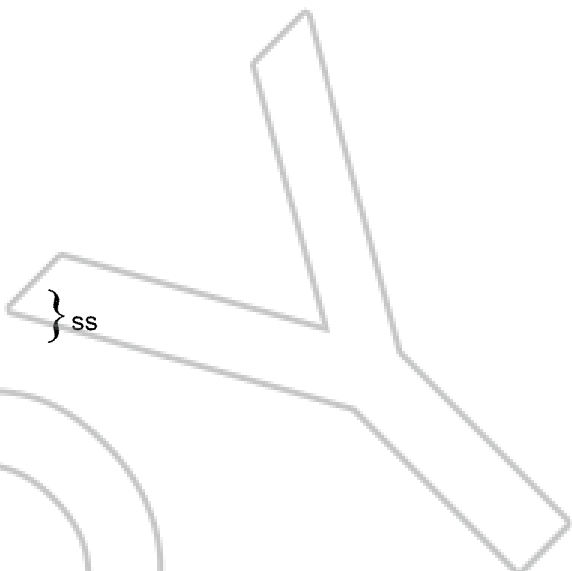
This instrument was acknowledged before me on

May 29, 2015.

By Christopher DeRosa.



Notary Public



 TRACI ADAMS  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 69-1891-5 - Expires January 5, 2019



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1220-15-410-064
  - 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: \$195,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$195,000.00  
 Real Property Transfer Tax Due: \$760.50

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
  - b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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 [Signature] Capacity grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

Print Name: Christopher DeRosa  
 Address: 6755 Quaking Aspen  
 City: Reno  
 State: NV Zip: 89510

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Rosehill, LLC, a Nevada limited liability company  
 Address: 6770 South McCarran Boulevard Suite 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. #: 072347-TEA