

DOUGLAS COUNTY, NV

2015-865988

RPTT:\$865.80 Rec:\$15.00

\$880.80 Pgs=2

07/09/2015 08:49 AM

PREMIUM TITLE AGENCY, INC

KAREN ELLISON, RECORDER

Recorded at the Request of:
Premium Title Agency, Inc.

When Recorded, mail documents and tax statements to:
Rosehill, LLC
6770 S. McCarran Blvd #202,
Reno, NV 89509

PARCEL ID #: 1220-16-116-019

Order No: CE1411-NV-2295411

NV Deed-Grant, Bargain, Sale

THIS INDENTURE WITNESSETH: That HSBC BANK USA, NATIONAL ASSOCIATION, as Trustee for the BCAP TRUST LLC 2008-IND1, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2008-IND1, by OCWEN Loan Servicing, LLC as Attorney in Fact in consideration of \$222,000.00, receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Rosehill, LLC, A Nevada Limited Liability Company all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, bounded and described as follows:

LOT 19, AS SHOWN ON THE FINAL MAP FOR HIDDEN CREEK, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 11, 1995, IN BOOK 495, AT PAGE 1452, AS DOCUMENT NO. 359824.

Commonly Known as: 1224 Sorensen Lane, Gardnerville, NV 89460


SUBJECT TO:

1. Taxes for the fiscal year 2014-15.
2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand and seal this 6 day of JULY, 2015

HSBC BANK USA, NATIONAL ASSOCIATION, as Trustee for the BCAP TRUST LLC 2008-IND1,
MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2008-IND1, by OCWEN Loan Servicing, LLC
as Attorney in Fact



Jose Manrique Contract Management Coordinator

STATE OF FL

) ss

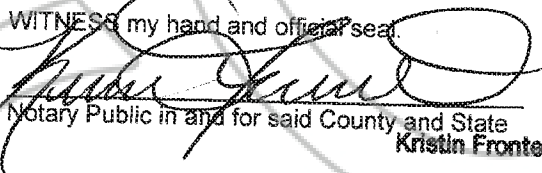
COUNTY OF PALM BEACH)

On 2011 6, 2015, personally appeared before me, a Notary Public,
Jose Manrique

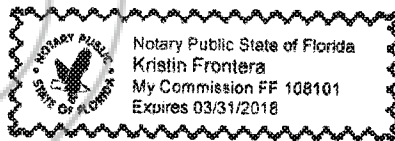
known (or proved) to me to be the person ___ who executed the foregoing instrument and who
acknowledged that ___ he ___ executed the above instrument.

Type of Identification Produced Personally Known To Me

WITNESS my hand and official seal.



Notary Public in and for said County and State
Kristin Frontera



SPACE BELOW FOR RECORDER'S USE ONLY

POA recorded simultaneously herewith

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-16-116-019
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

- 3.a. Total Value/Sales Price of Property \$ 222000
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 222000
 d. Real Property Transfer Tax Due \$ 865.80

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 *[Signature]* Capacity: AGENT

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: HSBC BANK USA, NATIONAL ASSOCIATION
 Address: 1661 Worthington Road Suite 100
 City: West Palm Beach
 State: FL Zip: 33409

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Rosehill, LLC
 Address: 6770 S. McCarran Blvd #202,
 City: Reno
 State: NE Zip: 89509

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Premium Title Services, Inc
 Address: 1000 Abernathy Road NE Suite 200
 City: Atlanta,

Escrow # CE1411-NV-2295411
 State: GA Zip: 30328

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED