

DOUGLAS COUNTY, NV
RPTT:\$1060.80 Rec:\$16.00
\$1,076.80 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2015-870016

09/23/2015 12:02 PM

APN#: 1220-03-110-044
RPTT: \$1,060.80

Recording Requested By:
Western Title Company

Escrow No.: 074292-TEA
When Recorded Mail To:
Theodore Duzan
Janet Duzan
1357 Elges Avenue
Gardnerville, NV 89410

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

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,

Rosehill, LLC, a Nevada limited liability company

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

Theodore Duzan and Janet Duzan, husband and wife as joint tenants with right of survivorship

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:

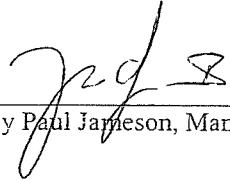
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 15 in Block C as shown on the Map entitled STODICK ESTATES SOUTH, PHASE 1, in the County of Douglas, State of Nevada, filed December 13, 2004 as Document No. 631678 in the office of the County Recorder of said County and as amended by a Certificate of Amendment recorded January 28, 2005 in Book 0105, Page 10247, as Document No. 635505 of Official Records of said County.

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

Dated: 08/27/2015

Rosehill, LLC


By Paul Jameson, Manager

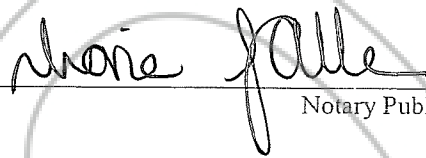
STATE OF Nevada

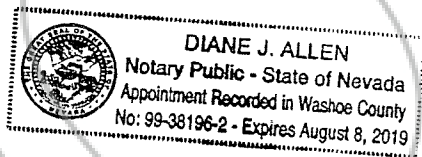
COUNTY OF Washoe

This instrument was acknowledged before me on

August 28, 2015

By Paul Jameson


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-03-110-044
 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: \$272,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$272,000.00
 Real Property Transfer Tax Due: \$1,060.80

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

5. Partial Interest: Percentage being transferred: 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 _____ Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Rosehill, LLC, a Nevada limited liability company
Address:.. 6770 S McCarran Blvd, Ste 202
City: Reno
State: NV **Zip:** 89509

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Theodore Duzan and Janet Duzan
Address: 1357 Elges Avenue
City: Gardnerville
State: NV **Zip:** 89410

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. #: 074292-TEA