

DOUGLAS COUNTY, NV **2015-872124**
RPTT:\$663.00 Rec:\$16.00
\$679.00 Pgs=3 11/02/2015 03:16 PM
ETRCO, LLC
KAREN ELLISON, RECORDER

APN# : 1220-04-515-024
RPTT: \$663.00

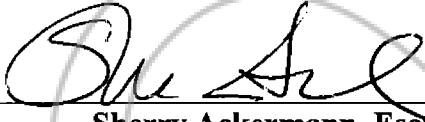
Recording Requested By:
Western Title Company, Inc.
Escrow No.: 075054-ARJ

When Recorded Mail To:
Rosehill LLC, a Nevada Limited
Liability Company
6770 S. McCarran Blvd.
Reno, Nevada 89509

Mail Tax Statements to: (deeds only)
same as above

(space above for Recorder's use only)

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 
Sherry Ackermann, Escrow Agent

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,

Michael Frederick Ernest and Jocelyn Beaufort, husband and wife as joint tenants

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

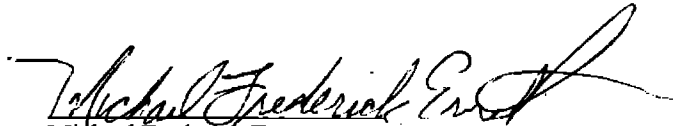
Rosehill, LLC., a Nevada limited liability company

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:

Lot 33, of Final Map of Carson Valley Estates Subdivision Unit No. 3, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on September 15, 1971, In Book 2 of Maps, Page 257 as Document No. 54454

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

Dated: 09/23/2015


Michael Frederick Ernest


Jocelyn Beaufort

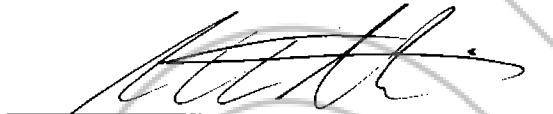
STATE OF CA

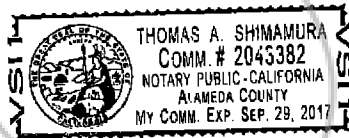
COUNTY OF Alameda } ss

This instrument was acknowledged before me on

09/24/2015

By Michael Frederick Ernest and Jocelyn Beaufort.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-04-515-024
 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: \$170,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$170,000.00
 Real Property Transfer Tax Due: \$663.00

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 *One All* Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Michael Frederick Ernest and Jocelyn Beaufort
Address: 1921 Oregon Street
City: Berkeley
State: CA **Zip:** 94701

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Rosehill, LLC
Address: 6770 S. McCarran Blvd
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. #: 075054-ARJ