

FIRST AMERICAN TITLE INSURANCE COMPANY
8583055

APN: 1420-07-717-030

WHEN RECORDED MAIL TO:

Rosehill, LLC

6770 S. McCarran Blvd. Suite 202
Reno, Nevada 89509

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Transfer Tax \$555.75

Escrow No: 003753-KA

GRANT BARGAIN SALE DEED

THIS INDENTURE WITNESSETH: That

FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION

in consideration of \$142,500.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Rosehill, LLC, a Nevada Limited Liability Company

all that real property situated in the City of Carson City, County of Douglas, State of Nevada, described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.
 3. Grantee herein shall be prohibited from conveying captioned property for a sales price of greater than \$171,000.00 for a period of 3 months from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a security interest in the principle amount of greater than \$171,000.00 for a period of 3 months from the date of the recording of this deed. These restrictions shall run with the land and are not personal to grantee.

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

Witness my/our hand(s) this 31st day of December, 2015.

FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: McCarthy & Holthus
as its Attorney-in-Fact

By: _____
Michael Chen

STATE OF NEVADA)

COUNTY OF CLARK)

On this 12-31-15 appeared before me, a Notary Public, _____
Michael Chen

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Vicci M Langston

Vicci M. Langston, Notary Public

My commission expires: 8-24-16

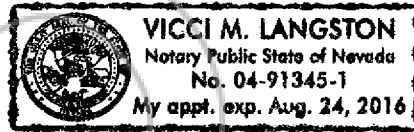
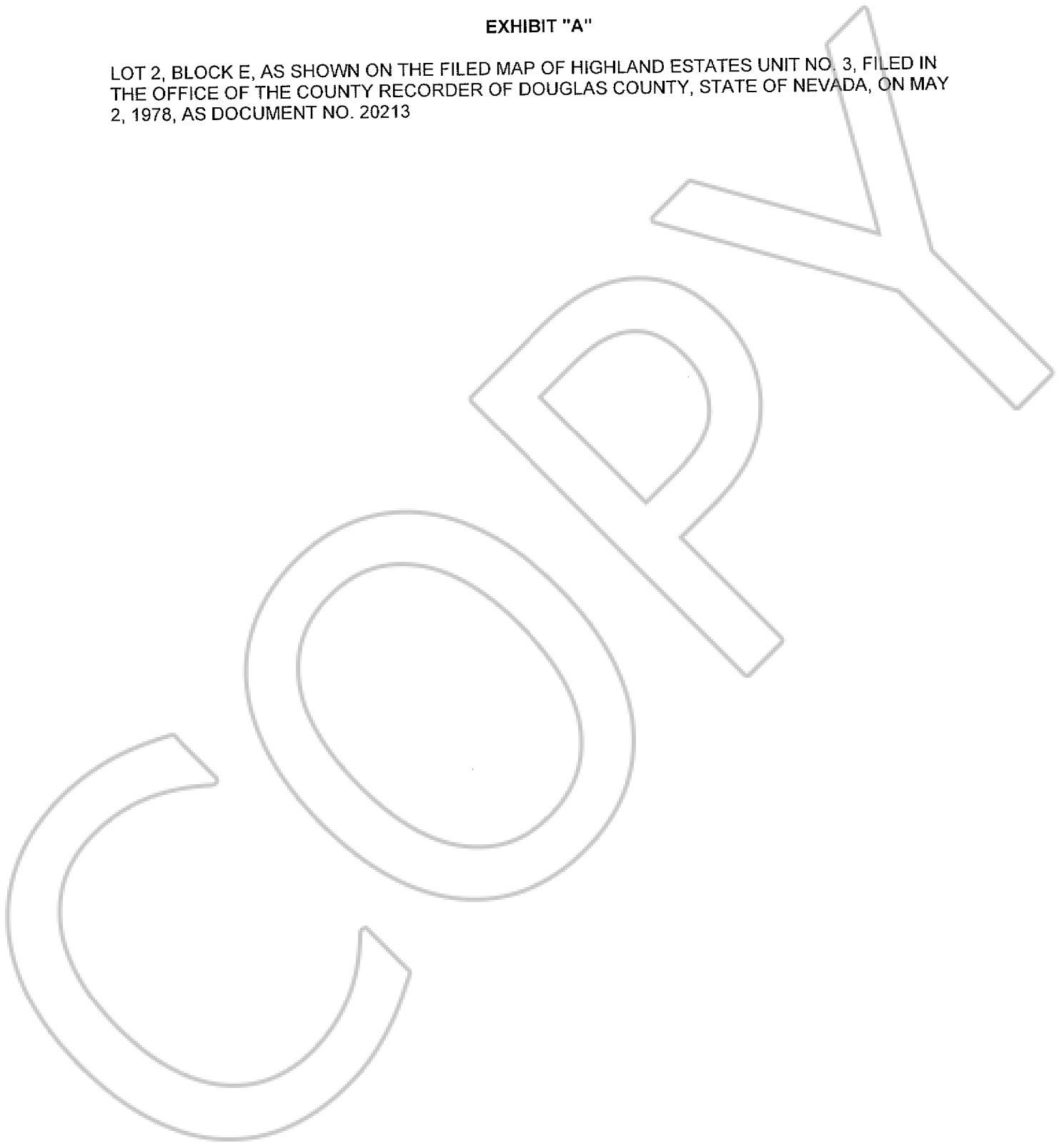


EXHIBIT "A"

LOT 2, BLOCK E, AS SHOWN ON THE FILED MAP OF HIGHLAND ESTATES UNIT NO. 3, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 2, 1978, AS DOCUMENT NO. 20213



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a. 1420-07-717-030
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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property \$142,500.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$142,500.00
d. Real Property Transfer Tax Due \$555.75

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 jointly and severally liable for any additional amount owed.

Signature: _____

Capacity:

Signature: _____

Capacity:

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

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

Print Name: Fannie Mae AKA Federal National Mortgage
Association _____

Print Name: Rosehill, LLC
6770 S McCarran Blvd

Address: P O BOX 650043

Address: Ste # 202

City: Dallas

City: Reno

State: TX Zip: 75265-0043

State: NV Zip: 89509

COMPANY REQUESTION RECORDING

Print Name: Quality Escrow, Inc.
Address: 9510 W. Sahara Ave., Suite 250
City/State/Zip: Las Vegas, NV 89117

Escrow #: 003753-KA