

DOUGLAS COUNTY, NV  
RPTT:\$546.00 Rec:\$15.00  
\$561.00 Pgs=2  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

2016-875733

01/25/2016 11:27 AM

WHEN RECORDED MAIL TO:  
Rosehill, LLC a Nevada Limited Liability Company

6770 S. McCarran Blvd #202

Reno, 89509

MAIL TAX STATEMENTS TO:  
Rosehill, LLC a Nevada Limited Liability Company  
6770 S. McCarran Blvd #202

Reno, 89509

Escrow No. 1505578-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

APN No.: 1420-07-717-025  
R.P.T.T. \$ 546.00

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Natalio Ceballos, A married man, as his sole and separate property

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Rosehill, LLC a Nevada Limited Liability Company

all that real property situated in the County of Douglas, State of Nevada, described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

*Natalio Ceballos by Norma Santoyo his attorney in fact*

Natalio Ceballos, by Norma Santoyo, as his attorney in fact

STATE OF NEVADA  
COUNTY OF Carson City

} ss:

This instrument was acknowledged before me on , January 20, 2016 By ~~Natalio Ceballos~~  
*Norma Santoyo* his attorney in fact

*Danielle DeWitt*  
NOTARY PUBLIC



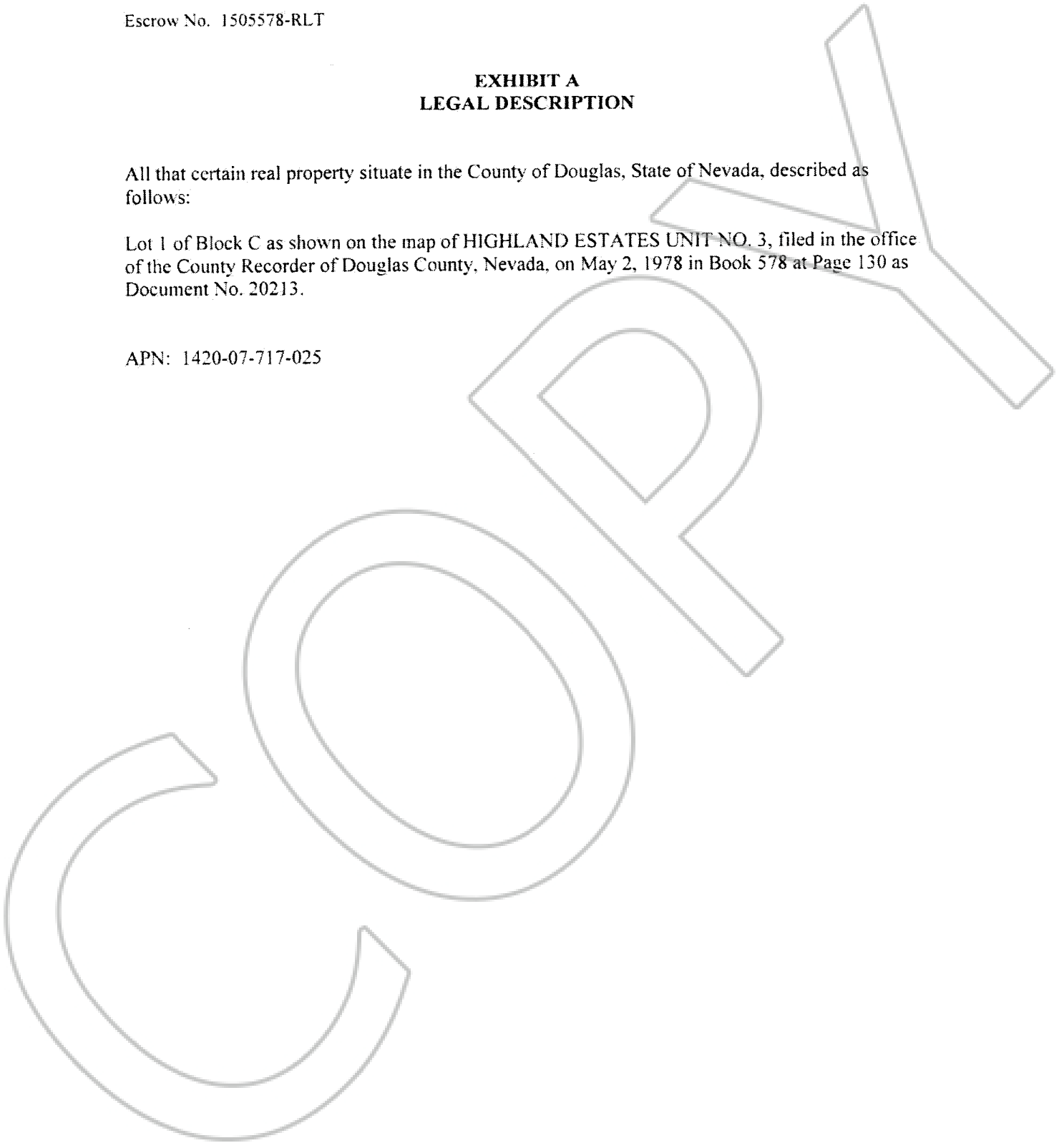
Escrow No. 1505578-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 1 of Block C as shown on the map of HIGHLAND ESTATES UNIT NO. 3, filed in the office of the County Recorder of Douglas County, Nevada, on May 2, 1978 in Book 578 at Page 130 as Document No. 20213.

APN: 1420-07-717-025



**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1420-07-717-025
- 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  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)	\$140,000.00
Transfer Tax Value	\$ _____
Real Property Transfer Tax Due:	\$140,000.00
	\$ <b>546.00</b>

**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 SELLER/grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Natalio Ceballos, by Norma Santay  
his attorney in fact  
 Address: 1420 Rabe Way  
Carson City, NV 89701  
 City, State, Zip

Print Name: Rosehill, LLC a Nevada Limited Liability Company  
 Address: 6770 S. McCarran Blvd #202  
Reno, 89509  
 City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1505578-RLT  
 Address: 1483 Highway 395, Suite B  
 City, State, Zip: Gardnerville, NV 89410