

APN#: 1420-08-611-017

RPTT: 1,306.50

Recording Requested By:
Western Title Company

Escrow No.: 076700-DJA
When Recorded Mail To:
William D. Palmer and Frances F.
Palmer
711 Briarwood Lane
San Dimas, CA
91773

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  Escrow Officer _____
Diane J. Allen Title

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,

Pine Nut Hospitalities, LLC, a Nevada limited liability company

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

William D. Palmer and Frances F. Palmer, husband and wife, as joint tenants

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

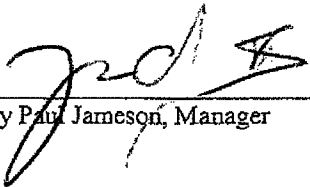
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 722, as set forth on Final Map LDA #99-054-7 for SUNRIDGE HEIGHTS III, UNIT 7, a Planned Unit Development, recorded in the office of the Douglas County Recorder on June 6, 2005, in Book 0605, Page 1632, as Document No. 646054.

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

Dated: 01/08/2016

Roschill, LLC


By Paul Jameson, Manager

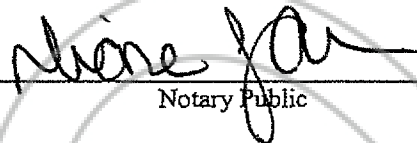
STATE OF Nevada

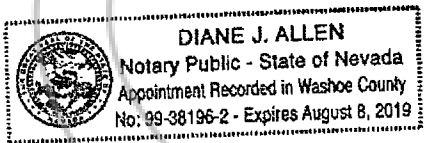
COUNTY OF Washoe

} ss

This instrument was acknowledged before me on
January 27, 2016

By ~~Roschill, LLC~~ Paul Jameson


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1420-08-611-017
- 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:

Deed in Lieu of Foreclosure Only (value of property) \$335,000.00

Transfer Tax Value: (

Real Property Transfer Tax Due: \$335,000.00

\$1306.50

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 [Signature] Capacity _____ Title Agent _____

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Pine Nut Hospitalities, LLC

Address: 8175 S. Virginia Street #850 Ste. 394

City: Reno

State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: William D. Palmer and Marie F. Palmer

Address: 711 Briarwood Lane

City: San Dimas

State: CA Zip: 91773

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Address: McCarran Branch
6774 So. McCarran Blvd. Suite 102A

City/State/Zip: Reno, NV 89509

Esc. #: 076700-DJA

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)