

DOUGLAS COUNTY, NV

2016-880624

RPTT:\$904.80 Rec:\$16.00

\$920.80 Pgs=3

05/10/2016 02:43 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1320-33-718-012

RPTT: \$904.80

Recording Requested By:

Western Title Company

Escrow No.: 079842-ARJ

When Recorded Mail To:

Rosehill, LLC

6770 S. McCarran Blvd. #202

Reno, NV 89509

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 \_\_\_\_\_

*M. Simpson*  
Michelle Simpson

Escrow Assistant

**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,

Craig R. Brauer and Lowana M. Brauer, Trustees of the Brauer Revocable Trust Agreement dated January 20, 2004

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:

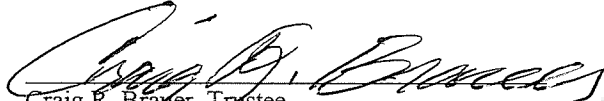
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

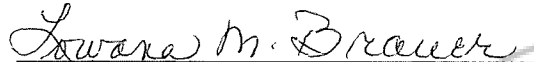
Lot 3 Block A, as set forth on Final Subdivision Map No. 1006-10 for CHICHESTER ESTATES, PHASE 10, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 25, 2002 in Book 402 of Official Records, Page 7623, as Document No. 540511.

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

Dated: 05/06/2016

The Brauer Revocable Trust Agreement dated January 20, 2004

  
Craig R. Brauer, Trustee

  
Lowana M. Brauer, Trustee

STATE OF Nevada

COUNTY OF Douglas

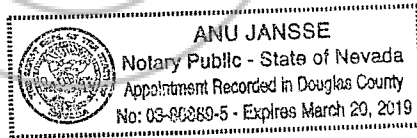
} ss

This instrument was acknowledged before me on

May 9, 2016.

By Craig R. Brauer and Lowana M. Brauer.

  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1320-33-718-012

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: \$232,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$232,000.00  
 Real Property Transfer Tax Due: \$904.80

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 M. Simpson Capacity ESCROW ASSISTANT  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

**Print Name:** Craig R. Brauer and Lowana M. Brauer, Trustees of the Brauer Revocable Trust Agreement dated January 20, 2004  
**Address:** 624 Springhouse Road  
**City:** Angels Camp  
**State:** CA **Zip:** 95222

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

**Print Name:** Rosehill, LLC  
**Address:** 4770 S. McCarran Blvd. #202  
**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  
 1362 Highway 395, Ste. 109  
**City/State/Zip:** Gardnerville, NV 89410

Esc. #: 079842-ARJ