



KAREN ELLISON, RECORDER

16  
MAIL TAX STATEMENTS:  
ROSEHILL LLC  
387 Second Tee DR  
Incline Village, NV  
89451

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**GRANT, BARGAIN AND SALE DEED**

**THIS INDENTURE WITNESSETH**, that the **US Bank National Association**, as **Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-AR2**, a national association, for and in consideration of \$275,000.00 (Two Hundred Seventy Five Thousand Dollars and Zero Cents) and other good and valuable consideration, does hereby **GRANT, BARGAIN, SELL AND CONVEY** to **Rosehill, LLC**, all that real property situated in the City of Minden, County of Douglas, State of Nevada, described as follows:

**Lot 9, Block D**, as shown on the Official Map of **WESTWOOD VILLAGE UNIT NO.1**, filed for record in the Office of the County Recorder on **October 5, 1979**, in **Book 1079, Page 440, Document No.37417**, and **A Certificate of Amendment** recorded **July 14, 1980**, in **Book 780, page 783** and further **A Certificate of Amendment** recorded **January 31, 1991**, in **Book 191, Page 3820, Official Records of Douglas County, Nevada**.

**SUBJECT TO:**

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservation, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

**TOGETHER WITH** all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

And Grantor, for its successors and assigns, does covenant with the Grantee(s), to warrant and defend the title to the premises herein conveyed against the claim of every person whatsoever claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, this instrument has been executed on 04 day of April, 2016.

US Bank National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-AR2, by Wells Fargo Bank, NA who has been appointed as Attorney-in-Fact

Chad M Kuhl 4/4/16

By: Chad M. Kuhl  
Vice President Loan Documentation

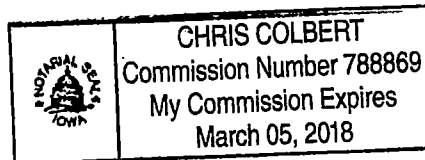
Its: \_\_\_\_\_

State of Iowa )  
) ss.  
County Dallas )

On this 04 day of April, A.D., 2016, before me, a Notary Public in and for said county, personally appeared Chad M Kuhl, to me personally known, who being by me duly sworn (or affirmed) did say that that person is WFO (title) of said Wells Fargo Bank, N.A. as attorney in fact for **U.S. Bank National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-AR2**, by authority of its board of (directors or trustees) and the said (officer's name) Chad M Kuhl acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature)  
Notary Public

0059393777 / 848 Mahogany Dr.  
240-NV-VI



This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,  
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

COPY

**0059393777 / 848 Mahogany Dr.**

240-NV-V1

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1320-30-211-079  
 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: *Per Kelly Smitham - OK to correct RPTT - JA*

3. a. Total Value/Sales Price of Property \$ 275,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property (N/A))  
 c. Transfer Tax Value: \$ 275,000.00  
 d. Real Property Transfer Tax Due \$ ~~280.80~~ 1072.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section N/A  
 b. Explain Reason for Exemption: N/A

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.

Wells Fargo Bank, N.A. as attorney-in-fact for US Bank National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-AR2  
 Signature: *Tamara A. Jaastad* 3.24.14 Capacity: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_  
**Tamara A. Jaastad-Stone**  
 Vice President Loan Documentation

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: US Bank National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-AR2  
 Address: c/o Wells Fargo Bank, N.A., 8480 Stagecoach Circle  
 City: Frederick  
 State: MD Zip: 21701

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Rosehill, LLC  
 Address: 387 Second Tee Drive  
 City: Incline Village  
 State: NV Zip: 89451

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Boston National Title Escrow # N/A  
 Address: 7200 Glen Forest Drive, Suite 310  
 City: Richmond State: VA Zip: 23226