

DOUGLAS COUNTY, NV
RPTT:\$807.30 Rec:\$16.00
\$823.30 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2016-883876
07/06/2016 01:05 PM

APN# : 1220-04-515-024

RPTT: \$807.30

Recording Requested By:

Western Title Company

Escrow No.: 080397-DJA

When Recorded Mail To:

Lourdes Zuniga-Perez and Arturo

L. Vargas

1363 Toiyabe Ave

Gardnerville, NV

89410

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



Diane J. Allen

Escrow Officer

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,

Rosehill, LLC, a Nevada limited liability company

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

Lourdes Zuniga-Perez and Arturo L. Vargas, wife and husband as joint tenants

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:

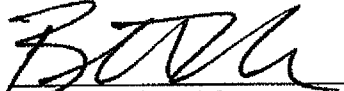
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 33, of Final Map of CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 3, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on September 15, 1971, in Book 2 of Maps, Page 257 as Document No. 54454.

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

Dated: 06/07/2016

Rosehill, LLC


By Brett Nelson, Manager


STATE OF Nevada

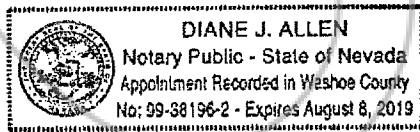
COUNTY OF Washoe

This instrument was acknowledged before me on

June 28, 2016

By Brett Nelson.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-04-515-024

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: \$207,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$207,000.00
 Real Property Transfer Tax Due: \$807.30

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 _____ Capacity Grantor
 Signature Lourdes Zuniga-Perez Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Rosehill, LLC
 Address: 6770 S. McCarran Blvd., Suite 202
 City: Reno
 State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Lourdes Zuniga-Perez and Arturo L. Vargas
 Address: 1316 S 10th Ave
 City: Sparks
 State: NV Zip: 89410

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. #: 080397-DJA