

DOUGLAS COUNTY, NV
RPTT:\$1014.00 Rec:\$16.00
\$1,030.00 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2016-887585

09/15/2016 10:43 AM

APN# : 1320-33-815-016
RPTT: \$1,014.00

Recording Requested By:
Western Title Company
Escrow No.: 082500-WLD
When Recorded Mail To:
PENSCO Trust Company
Custodian FBO Monica Acevedo,
IRA
P.O. Box 173859
Denver, CO 80217

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 _____

Wendy Dunbar

Escrow Officer

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

PENSCO Trust Company Custodian FBO Monica Acevedo, IRA

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 48 in Block E, 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: 09/07/2016

Grant, Bargain and Sale Deed – Page 2

Rosehill, LLC


By Brett Nelson, Manager

STATE OF Nevada

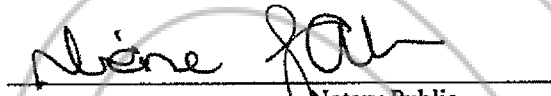
COUNTY OF Washoe

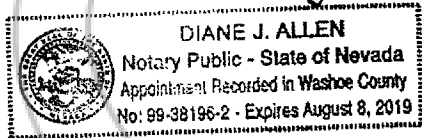
This instrument was acknowledged before me on

September 13, 2016

} ss

By Brett Nelson.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1320-33-815-016

2. Type of Property:
 a) Vacant Land
 b) Single Fam. Res.
 c) Condo/Twnhse
 d) 2-4 Plex
 e) Apt. Bldg
 f) Comm'!/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: \$260,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$260,000.00
 Real Property Transfer Tax Due: \$1,014.00

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 Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Rosehill, LLC, a Nevada limited liability company
 Address: 6770 S. McCarran Blvd. #202
 City: Reno
 State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: PENSCO Trust Company Custodian FBO Monica Acevedo, IRA
 Address: P.O. Box 173859
 City: Denver
 State: CO Zip: 80217

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. #: 082500-WLD