

DOUGLAS COUNTY, NV
RPTT:\$1131.00 Rec:\$16.00
\$1,147.00 Pgs=3 2016-889277
10/18/2016 08:30 AM
ETRCO, LLC
KAREN ELLISON, RECORDER

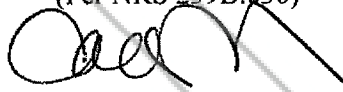
APN#: 1220-12-310-025
RPTT: \$1,131.00

Recording Requested By:
Western Title Company
Escrow No.: 082520-CAL
When Recorded Mail To:
Guido Diaz and Aura Marcela
Torres
133 Stoneybrook Way
Santa Cruz, CA 95060

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 _____

Carrie Lindquist

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

Aura Marcela Torres and Guido Lizardo Diaz, 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 28, of THE REVISION OF LOTS 21, 24, 26, & 28, IN PINENUT SUBDIVISION UNIT 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 21, 1967, under File No. 35503.

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

Dated: 10/11/2016

ROSEHILL, LLC



By Brett Nelson, Manager

STATE OF Nevada

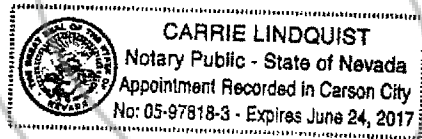
COUNTY OF Carson City } ss

This instrument was acknowledged before me on
October 17, 2016

By Brett Nelson



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1220-12-310-025

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: _____	

Total Value/Sales Price of Property:	\$289,900.00
Deed in Lieu of Foreclosure Only (value of property)	(_____)
Transfer Tax Value:	\$289,900.00
Real Property Transfer Tax Due:	\$1,131.00

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 _____ Capacity GRANTEE
 Signature _____ 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: Guido Diaz and Aura Marcela Torres
 Address: 133 Stonebrook way
 City: Santa Cruz
 State: CA Zip: 95060

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Carson Office
2310 S. Carson St, Suite 5A
 City/State/Zip: Carson City, NV 89701

Esc. #: 082520-CAL