

DOUGLAS COUNTY, NV

2016-891582

RPTT:\$286.65 Rec:\$16.00

\$302.65 Pgs=3

12/02/2016 03:31 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1220-04-114-004

RPTT: \$ 286.65

Recording Requested By:

Western Title Company

Escrow No.: 083130-DJA

When Recorded Mail To:

Katherine Freeman

1336 Kingslane Court

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

Katherine Freeman, a married woman as her sole and separate property

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:

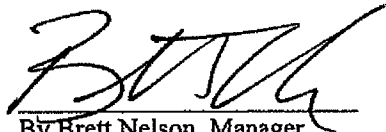
All that certain real property situate in the City of GARDNERVILLE, County of Douglas, State of Nevada, described as follows:

Lot 115, as shown on the plat of KINGSLANE UNIT NO. 3A, filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 5, 1976, as File No. 04483, said Plat was amended by Certificate of Amendment recorded December 2, 1976, as File No. 05025.

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

Dated: 11/09/2016

Rosehill, LLC

  
By Brett Nelson, Manager


STATE OF Nevada

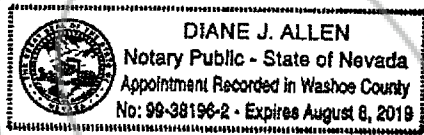
COUNTY OF Washoe

} ss

This instrument was acknowledged before me on  
December 2, 2016

By Brett Nelson.

  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 1220-04-114-004

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:

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

Transfer Tax Value: \_\_\_\_\_

Real Property Transfer Tax Due: \_\_\_\_\_

\$70,000.00 73400

\$70,000.00 73400

\$273.00 286.65

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 Buyer  
Capacity Seller

**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: ~~Katy Page~~ Katherine Freeman  
Address: 1336 Kingslane Ct  
City: Gardnerville  
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. #: 083130-DJA