

DOUGLAS COUNTY, NV

2017-894711

RPTT:\$347.10 Rec:\$17.00

\$364.10 Pgs=4

02/14/2017 11:14 AM

LAWYERS TITLE RIVERSIDE

KAREN ELLISON, RECORDER

RECORDING REQUESTED BY

Lawyers Title - IE

**WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:**

Rosehill, LLC
6770 S. McCarron Blvd #202
Reno, NV 89509

APN: **1022-10-001-042**

Escrow No: **FHL11575-LT182-CB**

Title No: **716620165**

Space above this line for Recorder's use

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESS that the GRANTOR,

Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America who acquired title as Federal National Mortgage Association

For and in consideration of \$89,900.00 and other good and valuable consideration, does hereby GRANT, BARGAIN, SELL AND CONVEY to

Rosehill, LLC , A Nevada Limited Liability Company

the following described real property in the City of Wellington, County of *Douglas*, State of Nevada:

For legal description of the real property herein, see Exhibit A attached hereto and made a part hereof.

Commonly known as: 3855 Sandstone Drive, Wellington, NV 89444 *EB*

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining to.

Dated: February 10, 2017

Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America who acquired title as Federal National Mortgage Association by Lawyers Title Company as attorney in fact

[Signature]
By: Casandra Bertotti, Authorized Signor

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

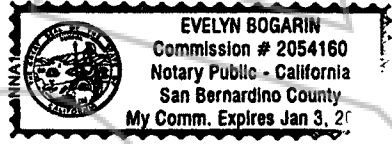
COUNTY OF Riverside)
On February 13, 2017 before me,) SS. Evelyn Bogarin

appeared Cassandra Bertotti, Notary Public, personally who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

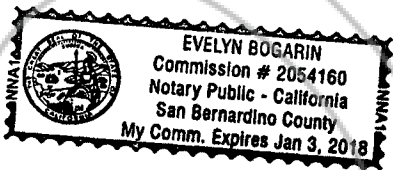
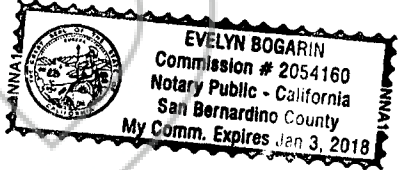
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



MAIL TAX STATEMENTS AS DIRECTED ABOVE



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ~~Lyon~~ ^{Douglas} STATE OF Nevada, AND IS DESCRIBED AS FOLLOWS:

LOT 91, AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES UNIT NO. 2 FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY NEVADA, ON FEBRUARY 20, 1967, AS DOCUMENT NO. 35464.

Parcel ID: 1022-10-001-042

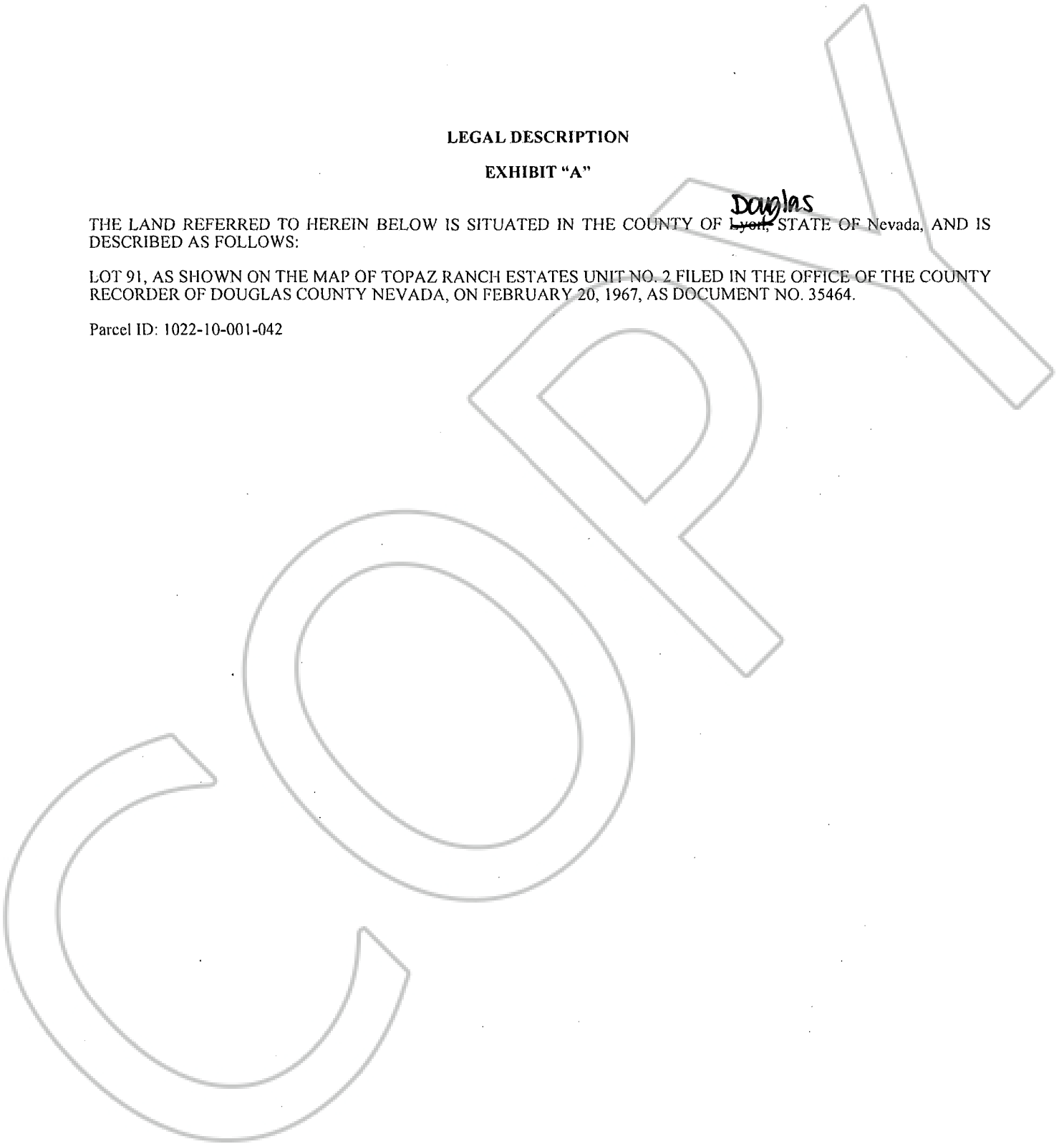


EXHIBIT "B"

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$89,000.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$89,000.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1022-10-001-042
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: _____	

3. Total Value/Sales Price of Property: \$89,000.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$ 89,000
Real Property Transfer Tax Due: \$347.10

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 grantee

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Fannie Mae
Address: 14221 Dallas Parkway #1000
City: Dallas
State: TX Zip: 75254

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

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

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

Print Name: Lawyers Title Company Escrow # FHL11575-CB
Address: 3480 Vine Street Suite 100
City: Riverside State: CA Zip: 92507

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)