

DOUGLAS COUNTY, NV
RPTT:\$1443.00 Rec:\$16.00
\$1,459.00 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2017-895387

03/02/2017 02:28 PM

APN# : 1420-34-710-043
RPTT: \$1,443.00

Recording Requested By:
Western Title Company
Escrow No.: 085215-CAL
When Recorded Mail To:
Mallory Etchison and Joshua
Etchison
2658 Wade Street
Minden, NV 89423

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

Mallory Frances Etchison and Joshua Richard Etchison, 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 Minden, County of Douglas State of Nevada bounded and described as follows:

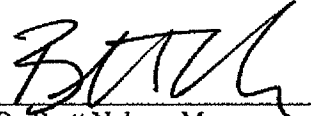
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 61 as shown on the map of SIERRA VIEW SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on April 18, 1960 in Book 2, Page 105 as Document No. 15897.

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

Dated: 02/27/2017

Rosehill, LLC


By Brett Nelson, Manager

STATE OF Nevada
COUNTY OF Carson City } ss
This instrument was acknowledged before me on
February 27, 2017

By Brett Nelson.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-34-710-043

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: \$369,900.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$369,900.00
 Real Property Transfer Tax Due: \$1,443.00

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 Grantee
 Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

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

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Mallory Etchison and Joshua Etchison
 Address: 2088 Wade Street
 City: Minden
 State: NV Zip: 89423

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. #: 085215-CAL