

APN: 102208001026

**Prepared By:**

Timios, Inc.

5716 Corsa Ave., Suite 102

Westlake Village, CA 91362

Phone: (877) 884-6467

**Mail Tax Statements and After Recording Return to:**

DIANA RICHARDSON  
1275 SLATE ROAD  
WELLINGTON, NV 89444

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

DIANA G. RICHARDSON, TRUSTEE OF THE DIANA G. RICHARDSON 1996 TRUST

For a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

DIANA RICHARDSON AND MIGUEL ROSILLO, WIFE AND HUSBAND

**Douglas**

all that real property situated in the County of \_\_\_\_\_, State of Nevada, described as follows:

LOT 6, IN BLOCK Q, AS SHOWN ON THE MAP ENTITLED TOPAZ RANCH ESTATES, UNIT NO. 4, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON NOVEMBER 16, 1970 AS DOCUMENT NO. 50212

**SUBJECT TO:**

1. All general and special taxes for the current fiscal year.
2. Reservations, restrictions and conditions if any; rights of way and easements either of record or actually existing on said premises.

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

Witness my hand this 6 day of February, 2017.

Diana Richardson, Trustee  
DIANA RICHARDSON, TRUSTEE

Miguel Rosillo  
MIGUEL ROSILLO

STATE OF NEVADA

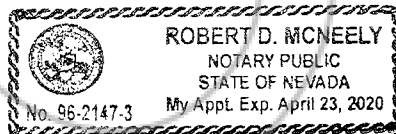
) ss

COUNTY OF LYON

On 2/6/2017, personally appeared before me, a Notary Public, in and for said County and State, DIANA RICHARDSON, TRUSTEE & MIGUEL ROSILLO, who acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Robert D. McNeely  
Notary Public in and for said County and State  
Commission expires: 4/23/2020



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. 102208001026 \_\_\_\_\_
- 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
- Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust OK - JS</u>	

- 3. a. Total Value/Sales Price of Property \$ 0.00
- b. Deed in Lieu of Foreclosure Only (value of property) ( 0.00 )
- c. Transfer Tax Value: \$ 0.00
- d. Real Property Transfer Tax Due \$ 0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section #7
- b. Explain Reason for Exemption: transfer to or from a trust without consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 AGENT

Signature [Signature] Capacity AGENT

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

Print Name: Diana Richardson, trustee

Address: 1275 Slate Rd

City: Wellington

State: NV Zip: 89444

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

Print Name: Diana Richardson, Miguel Rosillo

Address: 1275 Slate Rd

City: Wellington

State: NV Zip: 89444

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

Print Name: Timios

Address: 4955 STEUBENVILLE PIKE

City: PITTSBURGH

Escrow #: 1465985

State: PA Zip: 15205