

DOUGLAS COUNTY, NV

2017-900972

RPTT:\$624.00 Rec:\$17.00

\$641.00 Pgs=4

07/03/2017 03:00 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1319-19-611-004

RPTT: \$624.00

Recording Requested By:

Western Title Company

Escrow No.: 089356-CAL

When Recorded Mail To:

Susan Cook

1626 165th Ave.

Centuria, WI 54824

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

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

Susan Cook, an unmarried woman

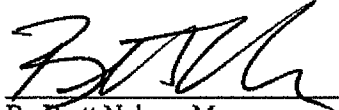
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Stateline, County of Douglas State of Nevada bounded and described as follows:

See Exhibit "A" attached hereto for legal description

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

Dated: 07/03/2017

Rosehill, LLC


By Brett Nelson, Manager

STATE OF Nevada } ss
COUNTY OF Carm City
This instrument was acknowledged before me on
JULY, 3, 2017.

By Brett Nelson.


Notary Public

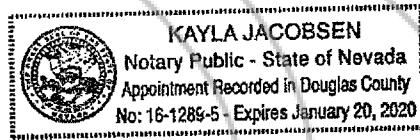


EXHIBIT "A"

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

PARCEL 1

Unit 4-A, as shown on the map and Dedication Sheet of TRAMWAY APARTMENT CONDOMINIUMS (a subdivision of Lot 555, Parcel B, Second Amended Map of Summit Village), recorded in the office of the County recorder of Douglas County, State of Nevada, on May 30, 1973, Document No. 73375, Official Records of Douglas County, State of Nevada, and amended by Amended Map recorded December 30, 1976, as Document No. 05855, official records of Douglas County, State of Nevada.

PARCEL 2

An undivided 1/24 interest in all of the "Common Area" as shown on the map and Dedication Sheet of Tramway Apartment Condominiums (a subdivision of Lot 555, Parcel B, Second Amended Map of Summit Village), recorded in the office of the County Recorder of Douglas County, Nevada, on May 30, 1973, Document No. 73375, Douglas County, Nevada, and amended by Amended Map recorded in the office of the County Recorder of Douglas County, Nevada, in the office of the County Recorder of Douglas County, Nevada on December 30, 1976, as Document No. 05855, Douglas County, Nevada.

Assessor's Parcel Number(s):
1319-19-611-004

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1319-19-611-004

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: \$160,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$160,000.00
 Real Property Transfer Tax Due: \$624.00

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

5. Partial Interest: Percentage being transferred: %

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 Kayla Jabara Capacity Agent
 Signature _____ Capacity _____

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: Susan Cook
 Address: 1626 165th Ave
 City: Centuria
 State: WI Zip: 54824

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. #: 089356-CAL