

DOUGLAS COUNTY, NV **2017-905569**  
RPTT:\$916.50 Rec:\$35.00  
\$951.50 Pgs=3 10/13/2017 12:00 PM  
CAPITAL TITLE COMPANY OF NEVADA, LLC  
KAREN ELLISON, RECORDER

APN: 1220-16-210-193  
ESCROW NO: 10018261  
WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENT TO:  
SARAH MARQUEZ  
1214 MANHATTAN WAY  
GARDNERVILLE, NV 89460

RPTT = \$916.50

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

ROI Strategies, LLC, a Nevada limited liability company

In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Sarah Marquez, a single woman

all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

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

Witness his/hers/theirs hand(s) this 19<sup>th</sup> day of September, 2017

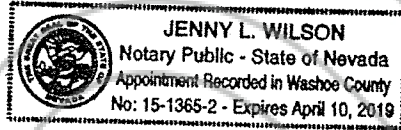
ROI Strategies LLC,  
a Nevada limited liability company

[Signature]  
Steve Sixberry  
Managing Member

STATE OF NEVADA } ss:  
COUNTY OF

This instrument was acknowledged before me on September 19, 2017  
by Steven Sixberry

[Signature]  
Notary Public



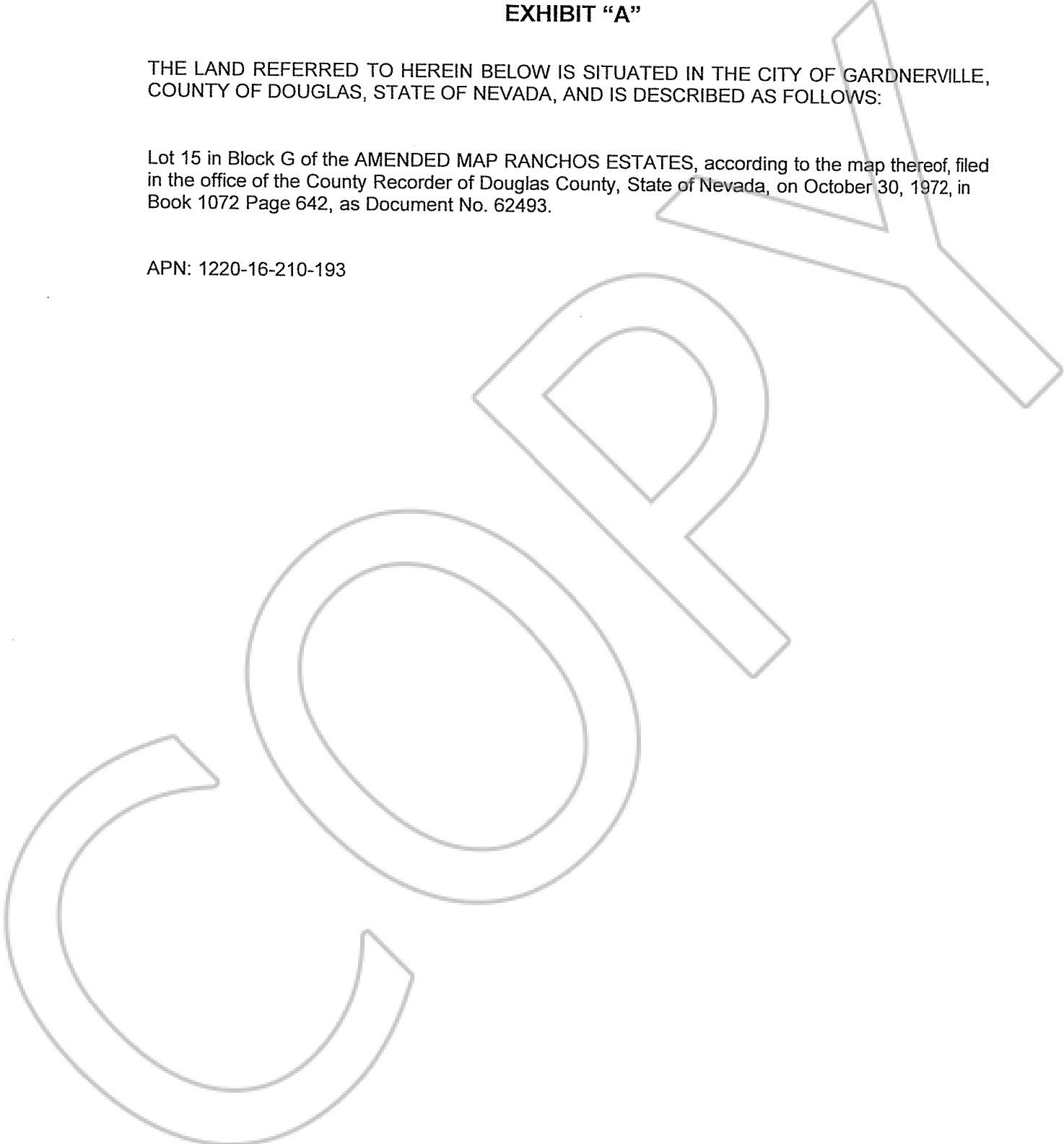
**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDNERVILLE,  
COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 15 in Block G of the AMENDED MAP RANCHOS ESTATES, according to the map thereof, filed  
in the office of the County Recorder of Douglas County, State of Nevada, on October 30, 1972, in  
Book 1072 Page 642, as Document No. 62493.

APN: 1220-16-210-193



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1220-16-210-193
- 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

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

\$235,000.00

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

Transfer Tax Value \$235,000.00

Real Property Transfer Tax Due: \$916.50

**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 Grantor Escrow Asst  
 Signature \_\_\_\_\_ Capacity Grantee

<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: ROI Strategies, LLC	Print Name: Sarah Marquez
Address: <u>5440 Louie Ln, Ste 106</u>	Address: <u>1214 Manhattan Way</u>
City: <u>Reno</u>	City: <u>Gardnerville</u>
State: <u>NV</u> Zip: <u>89511</u>	State: <u>NV</u> Zip: <u>89460</u>

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

Print Name: Capital Title Company of Nevada, LLC Escrow #: 10018261  
 Address: 540 W Plumb Lane, Suite 100  
Reno, NV 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED