

APN#: 1220-21-110-062
RPTT: \$1,345.50

DOUGLAS COUNTY, NV
RPTT:\$1345.50 Rec:\$16.00
\$1,361.50 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2015-857583

02/27/2015 04:08 PM

Recording Requested By:
Western Title Company
Escrow No.: 068992-ARJ

When Recorded Mail To:
Bobby C. Wheeler
Ruth Darlene Wheeler
3544 E. Sweetwood Street
Simi Valley, CA 93063

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



Susan Lapin

Escrow Assistant

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,

West Ridge Homes, Inc., a Nevada Corporation

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Bobby C. Wheeler and Ruth Darlene Wheeler, husband and wife as joint tenants

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

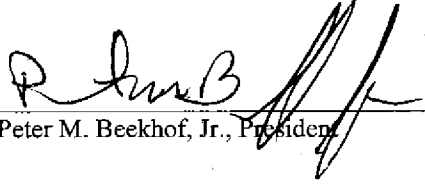
All that real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 15, as set forth on the Final Map of TILLMAN ESTATES, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on April 12, 1994, in Book 494, at Page 2192, as Document No. 334956.

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

Dated: 02/19/2015

West Ridge Homes, Inc., a Nevada Corporation

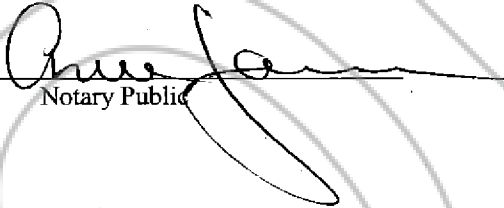

Peter M. Beekhof, Jr., President

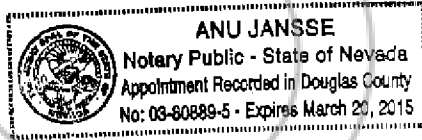
STATE OF Nevada } ss

COUNTY OF Douglas

This instrument was acknowledged before me on
February 20, 2015

By Peter M. Beekhof, Jr.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1220-21-110-062
- 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$344,900.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$344,900.00

Real Property Transfer Tax Due: \$1,345.50

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 Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: West Ridge Homes, Inc., a Nevada Corporation
 Address: 610 Dark Horse
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Bobby C. Wheeler and Ruth Darlene Wheeler
 Address: + 3544 E. Sweetwood Street
 City: Simi Valley
 State: CA Zip: 93063

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
1513 Highway 395, Suite 101
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 068992-ARJ