

DOUGLAS COUNTY, NV
RPTT:\$1033.50 Rec:\$17.00
\$1,050.50 Pgs=4
ETRCO, LLC
KAREN ELLISON, RECORDER

2015-861721

05/08/2015 03:39 PM

APN#: 1220-24-701-034
RPTT: \$1,033.50

Recording Requested By:
Western Title Company

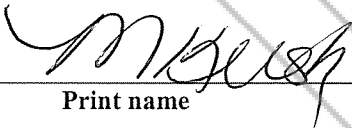
Escrow No.: 071295-MHK

When Recorded Mail To:
West Ridge Homes, Inc
P.O. Box 45
Gardnerville, NV 89410

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 _____


Print name

_____ Title

M. Kelsh

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,

Kathleen Ann Holesapple, Trustee of the Kathleen Ann Holesapple Revocable Trust dated April 30, 2004 who acquired Title as Kathleen Ann Holesapple Revocable Trust

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

West Ridge Homes, Inc., a Nevada Corporation

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:

See exhibit "A" attached hereto and made a part hereof

EXCEPTING THEREFROM ANY AND ALL WATER RIGHTS

Initialed Here
KH

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

Dated: 04/08/2015

Kathleen Ann Holesapple, Trustee of the Kathleen Ann Holesapple Revocable Trust
dated April 30, 2004.

Kathleen Ann Holesapple
Kathleen Ann Holesapple, Trustee

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on
April 27, 2015

By Kathleen Ann Holesapple, Trustee

[Signature]
Notary Public

DEAA GOSWAMI
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 13-10467-1
MY APPT. EXPIRES FEB. 22, 2017

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EXHIBIT "A"

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

A parcel of land located within a portion of Section 24, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada described as follows:

Commencing at the East one-quarter (1/4) corner of Section 24, Township 12 North, Range 20 East, M.D.M., as shown on that Parcel Map for Joseph E. and Maxine Moore and Gene A. and Peggy P. Eppler as recorded June 14, 1993, as Document No. 280300; thence North $89^{\circ}55'40''$ West, 2,019.88 feet; thence South $00^{\circ}04'20''$ West, 25.00 feet; thence North $89^{\circ}55'40''$ West, 136.97 feet to THE POINT OF BEGINNING; thence South $00^{\circ}04'20'$ West, 635.81 feet; thence North $89^{\circ}43'42''$ West, 206.49 feet; thence North $00^{\circ}04'59''$ East, 635.09 feet; thence South $89^{\circ}55'40'$ East, 206.37 feet to THE POINT OF BEGINNING.

The Basis of Bearing of this description is identical to that Parcel Map for Joseph E. and Maxine Moore and Gene A. and Peggy P. Eppler, as Document No. 280300.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on November 2, 2012, as Document No. 812231, in Book 1112, Page 694, and re-recorded on February 14, 2014 as Document No. 838382, in Book 214, Page 2703, of Official Records.

Assessor's Parcel Number(s):
1220-24-701-034

STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1220-24-701-034
 - 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: \$265,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$265,000.00
 Real Property Transfer Tax Due: \$1,033.50

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

5. Partial Interest: Percentage being transferred: % _____

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 *MKL* Capacity *agent*
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Kathleen Ann Holesapple, TTEE
 Address: 1020 Silver Stirrup
 City: Henderson
 State: NV Zip: 89002

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: West Ridge Homes, Inc
 Address: P.O. Box 45
 City: Gardnerville
 State: NV Zip: 89410

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. #: 071295-MHK