

DOUGLAS COUNTY, NV

2015-864720

RPTT:\$312.00 Rec:\$16.00

\$328.00 Pgs=3

06/18/2015 01:11 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1420-34-810-030

RPTT: \$312.00

Recording Requested By:

Western Title Company

Escrow No.: 071931-TEA

When Recorded Mail To:

West Ridge Homes, Inc., a Nevada
Corporation

610 Dark Horse

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


Traci Adams

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,

Barbara C. Rose, Successor Trustees, or their successors in trust, under the Rose Living Trust dated October 04, 2004

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 Minden, County of Douglas State of Nevada bounded and described as follows:

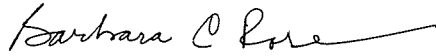
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 78 as shown on the map of SIERRA VIEW SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on April 18, 1960 in Book 2, Page 105 as Document No. 15897.

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

Dated: 05/14/2015

The Rose Living Trust dated October 04, 2004



Barbara C. Rose, Successor Trustee

STATE OF Arizona

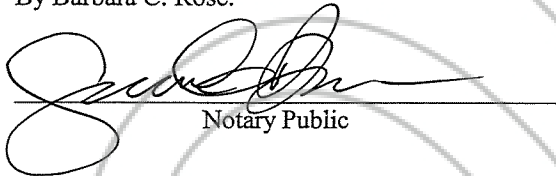
COUNTY OF Maricopa

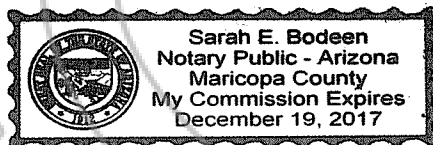
} ss

This instrument was acknowledged before me on

05/16/2015

By Barbara C. Rose.


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 - a) 1420-34-810-030
 - b)
 - c)
 - d)

2. Type of Property:

a) <input checked="" type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other _____	

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$80,000.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$80,000.00
- Real Property Transfer Tax Due: \$312.00

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

5. Partial Interest: Percentage being transferred: 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 <u>Barbara C Rose</u>	Capacity <u>Grantor</u>
Signature _____	Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Barbara C. Rose, Successor Trustees, or their successors in trust, under the Rose Living Trust dated October 04, 2004

Address: 8214 E. Sells Drive

City: Scottsdale

State: AZ **Zip:** 85251

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: West Ridge Homes, Inc., a Nevada Corporation

Address: 610 Dark Horse

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. #: 071931-TEA