

DOUGLAS COUNTY, NV  
RPTT:\$312.00 Rec:\$17.00  
\$329.00 Pgs=4  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2016-874908**  
01/05/2016 09:25 AM

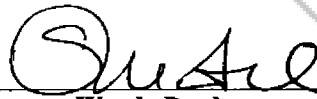
APN#: 1420-34-401-002  
RPTT: \$312.00

Recording Requested By:  
Western Title Company  
Escrow No.: 076426-WLD  
When Recorded Mail To:  
West Ridge Homes, Inc., a Nevada  
corporation  
610 Dark Horse Court  
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



Wendy Dunbar

Escrow Officer

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**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,

Shannon L. Geraldo, a married woman as her sole and separate property and Jacqueline Gorton, a married woman as her sole and separate property, as joint tenants

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:

See attached Exhibit A

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

Dated: 12/23/2015

  
Shannon L. Geraldo

  
Jacqueline Gorton


STATE OF Nevada

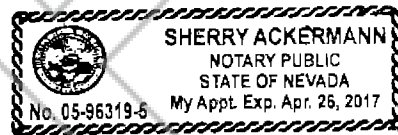
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on  
December 28, 2015

By Shannon L. Geraldo and Jacqueline Gorton.

  
Notary Public



**EXHIBIT "A"**

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

**BEGINNING AT A POINT WHICH IS THE SOUTHWEST CORNER OF LOT 24 OF ARTEMISIA SUBDIVISION AS FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER OFFICE ON AUGUST 10, 1959, AS FILE NO. 14758; THENCE SOUTH 89°58' WEST A DISTANCE OF 148 FEET TO A POINT; THENCE NORTH 0°09'10" EAST A DISTANCE OF 321.25 FEET TO A POINT; THENCE NORTH 89°58' EAST A DISTANCE OF 148 MORE OR LESS TO A POINT WHICH IS THE NORTHWEST CORNER OF SAID LOT 24; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 24, 321.25 FEET TO THE POINT OF BEGINNING.**

**BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST , M.D.B.&M.**

**EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN KAYNE AVENUE, AS SHOWN ON THE RE-SUBDIVISION OF ARTEMISIA SUBDIVISION FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON APRIL 23, 1962, AS FILE NO. 19909.**

**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 August 24, 2015, as Document No. 868568 of Official Records.**

**Assessor's Parcel Number(s):  
1420-34-401-002**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1420-34-401-002  
 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: \$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 *Shannon L. Geraldo* Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
**Print Name:** Shannon L. Geraldo and Jacqueline Gorton  
**Address:** 2848 San Juan Court  
**City:** Minden  
**State:** NV **Zip:** 89423

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
**Print Name:** West Ridge Homes, Inc., a Nevada corporation  
**Address:** 610 Dark Horse Court  
**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. #: 076426-WLD