

DOUGLAS COUNTY, NV

2016-876826

RPTT:\$232.05 Rec:\$16.00

\$248.05 Pgs=3

02/16/2016 01:44 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1220-16-210-149

RPTT: \$232.05

Recording Requested By:

Western Title Company

Escrow No.: 077145-TEA

When Recorded Mail To:

West Ridge Homes, Inc.

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 _____

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,

Jesse D. Neil and Carolyn D. Neil, Trustees of The Jesse D. Neil and Carolyn D. Neil 2014 Trust,
Dated September 22, 2014

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:

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

Lot 29 in Block F, as said lot and block are shown on that certain map entitled AMENDED MAP OF RANCHOS ESTATES, filed for record on October 30, 1972, in Book 1072, Page 642, as Document No. 62493.

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

Dated: 01/25/2016

The Jesse D. Neil and Carolyn D. Neil 2014 Trust Dated September 22, 2014

Jesse D. Neil
Jesse D. Neil, Trustee

Carolyn D. Neil
Carolyn D. Neil, Trustee

STATE OF California

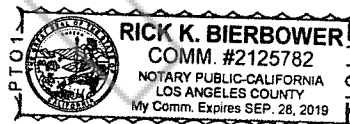
COUNTY OF Los Angeles

This instrument was acknowledged before me on

Jan. 26, 2016

By Jesse D. Neil and Carolyn D. Neil.

[Signature]
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1220-16-210-149
 - 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: \$59,500.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$59,500.00
 Real Property Transfer Tax Due: \$232.05

- 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 R. John B. [Signature] Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Jesse D. Neil and Carolyn D. Neil, Trustees of The Jesse D. Neil and Carolyn D. Neil 2014 Trust, Dated September 22, 2014
Address: 2320 Dallin Street
City: Lancaster
State: CA **Zip:** 93536

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. #: 077145-TEA