

DOUGLAS COUNTY, NV

2016-878325

RPTT:\$468.00 Rec:\$16.00

\$484.00 Pgs=3

03/18/2016 02:17 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1320-03-001-008

RPTT: \$468.00

Recording Requested By:

Western Title Company

Escrow No.: 077584-TEA

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 _____

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,

John G. Sullivan and Barbara Sullivan, Trustees of the Sullivan Trust dated November 16, 1995, as the Separate Property of John G. Sullivan

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:

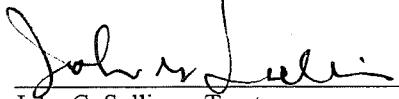
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1 as set forth on that certain Parcel Map for John G. Sullivan, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 25, 1975, in Book 375, Page 637, as Document No. 78990 of Official Records.


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

Dated: 02/16/2016

The Sullivan Trust dated November 16, 1995



John G. Sullivan, Trustee



Barbara Sullivan, Trustee

"A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document."

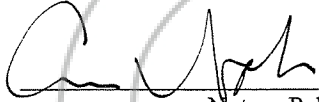
STATE OF California _____

COUNTY OF Los Angeles _____ } SS

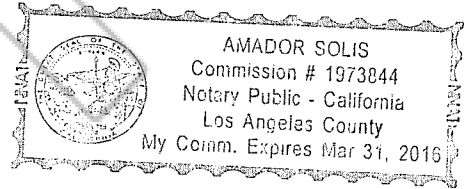
This instrument was acknowledged before me on

2/22/16 _____

By John G. Sullivan and Barbara Sullivan



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1320-03-001-008
- 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: \$120,000.00

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

Transfer Tax Value: \$120,000.00

Real Property Transfer Tax Due: \$468.00

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 John G. Sullivan Capacity SEUER
 Signature Barbara Sullivan Capacity seller

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: John G. Sullivan and Barbara Sullivan, Trustees of the Sullivan Trust dated November 16, 1995, as the Separate Property of John G. Sullivan
Address: 2537 Micheltorena St.
City: Los Angeles
State: CA **Zip:** 90039

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 **Esc. #:** 077584-TEA
Address: Douglas Office
 1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410