

DOUGLAS COUNTY, NV

**2016-886245**

RPTT:\$487.50 Rec:\$16.00

\$503.50 Pgs=3

08/17/2016 03:28 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1420-29-715-028

RPTT: \$487.50

Recording Requested By:

Western Title Company

Escrow No.: 080894-WLD

When Recorded Mail To:

Westridge 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 \_\_\_\_\_

  
Wendy Dunbar

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,

Alton A. Anker, Trustee and Susan L. Anker, Trustee of A & A Construction, Inc. Profit Sharing Trust, a Nevada Trust under Trust Agreement dated May 1, 2009, who acquired title as, A & A Construction, Inc. Profit Sharing Trust, a Nevada Trust under Trust Agreement dated May 1, 2009

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

Westridge 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 344 in Block F, as shown on the Final Map #PD99-02-08 of SARATOGA SPRINGS ESTATES UNIT 8, a Planned Development, filed in the office of the Douglas County Recorder on October 18, 2004, as Document No. 626992.

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

Dated: 07/31/2016

A & A Construction, Inc. Profit Sharing Trust, a Nevada Trust  
under agreement dated May 1, 2009

  
By: Alton A. Anker, Trustee

  
By: Susan L. Anker, Trustee

STATE OF Nevada

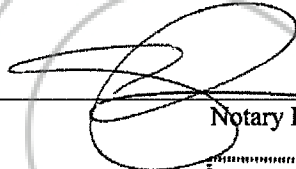
COUNTY OF Douglas

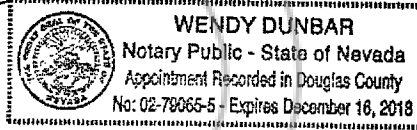
} ss

This instrument was acknowledged before me on

August 3<sup>rd</sup> 2011

By Alton A. Anker and Susan L. Anker

  
Notary Public



**STATE OF NEVADA DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1420-29-715-028

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: \$125,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$125,000.00  
 Real Property Transfer Tax Due: \$487.50

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

5. Partial Interest: Percentage being transferred: 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 \_\_\_\_\_ Capacity Escrow Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
**Print Name:** A & A Construction, Inc. Profit Sharing Trust, a Nevada Trust under Trust Agreement dated May 1, 2009  
**Address:** 1170 Zerolene Road  
**City:** Minden  
**State:** NV                      **Zip:** 89423

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
**Print Name:** Westridge Homes, Inc.  
**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  
 1362 Highway 395, Ste. 109  
**City/State/Zip:** Gardnerville, NV 89410

Esc. #: 080894-WLD