

APN#: 1220-24-701-063  
RPTT: \$1,072.50

Recording Requested By:  
Western Title Company

Escrow No.: 082871-TEA

When Recorded Mail To:

D'Artagnan Johnson

Amanda Johnson

1905 Arabian Ln

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,

West Ridge Homes Inc., a Nevada corporation

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

D'Artagnan Johnson and Amanda Johnson, husband and wife as joint tenants with right of survivorship


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:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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

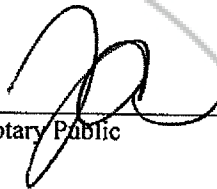
Dated: 08/16/2016

West Ridge Homes, Inc. a Nevada Corporation

  
Peter M. Beekhof, Jr. President

STATE OF Nevada }  
COUNTY OF Douglas } ss  
This instrument was acknowledged before me on  
8/30/16

By Peter M. Beekhof, Jr.

  
Notary Public

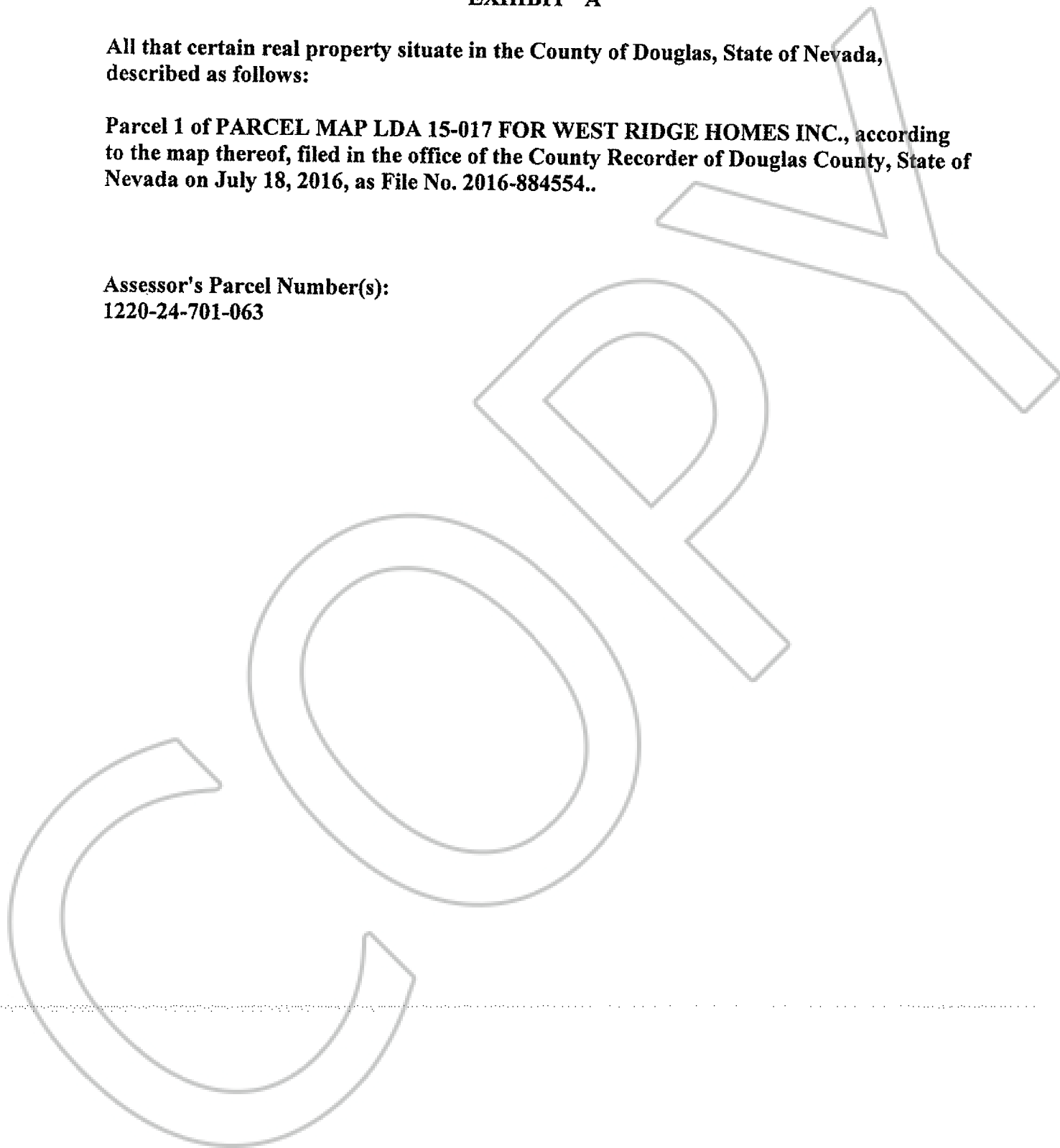


**EXHIBIT "A"**

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

**Parcel 1 of PARCEL MAP LDA 15-017 FOR WEST RIDGE HOMES INC., according  
to the map thereof, filed in the office of the County Recorder of Douglas County, State of  
Nevada on July 18, 2016, as File No. 2016-884554..**

**Assessor's Parcel Number(s):  
1220-24-701-063**



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-24-701-063

2. Type of Property:  
 a)  Vacant Land  
 b)  Single Fam. Res.  
 c)  Condo/Twnhse  
 d)  2-4 Pflx  
 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: \$275,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$275,000.00  
 Real Property Transfer Tax Due: \$1,072.50

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 grantee  
 Signature \_\_\_\_\_ Capacity grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: West Ridge Homes Inc., a Nevada corporation  
 Address: 610 Dark Horse Ct  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: D'Artagnan Johnson and Amanda Johnson  
 Address: 1905 Arabian Ln.  
 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. #: 082871-TEA