

DOUGLAS COUNTY, NV **2016-889194**  
RPTT:\$1764.75 Rec:\$16.00  
\$1,780.75 Pgs=3 10/14/2016 04:05 PM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Sandra Phelan  
PO BOX 1468  
Zephyr Cove, NV 89448

MAIL TAX STATEMENTS TO:  
Sandra Phelan  
Same as Above

Escrow No. 1603027-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1219-15-001-033  
R.P.T.T. \$1,764.75

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That West Ridge Homes, Inc. a Nevada Corporation, a Nevada Corporation

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Sandra K. Phelan trustee for the Sandra K. Phelan Family Trust dated February 25, 2014.

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

West Ridge Homes, Inc. a Nevada Corporation

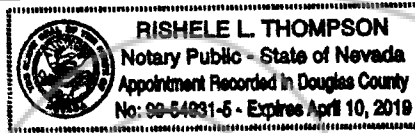
  
Peter M. Beekhof Jr., President

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 10/12/10  
by Peter M. Beekhof Jr.

  
NOTARY PUBLIC



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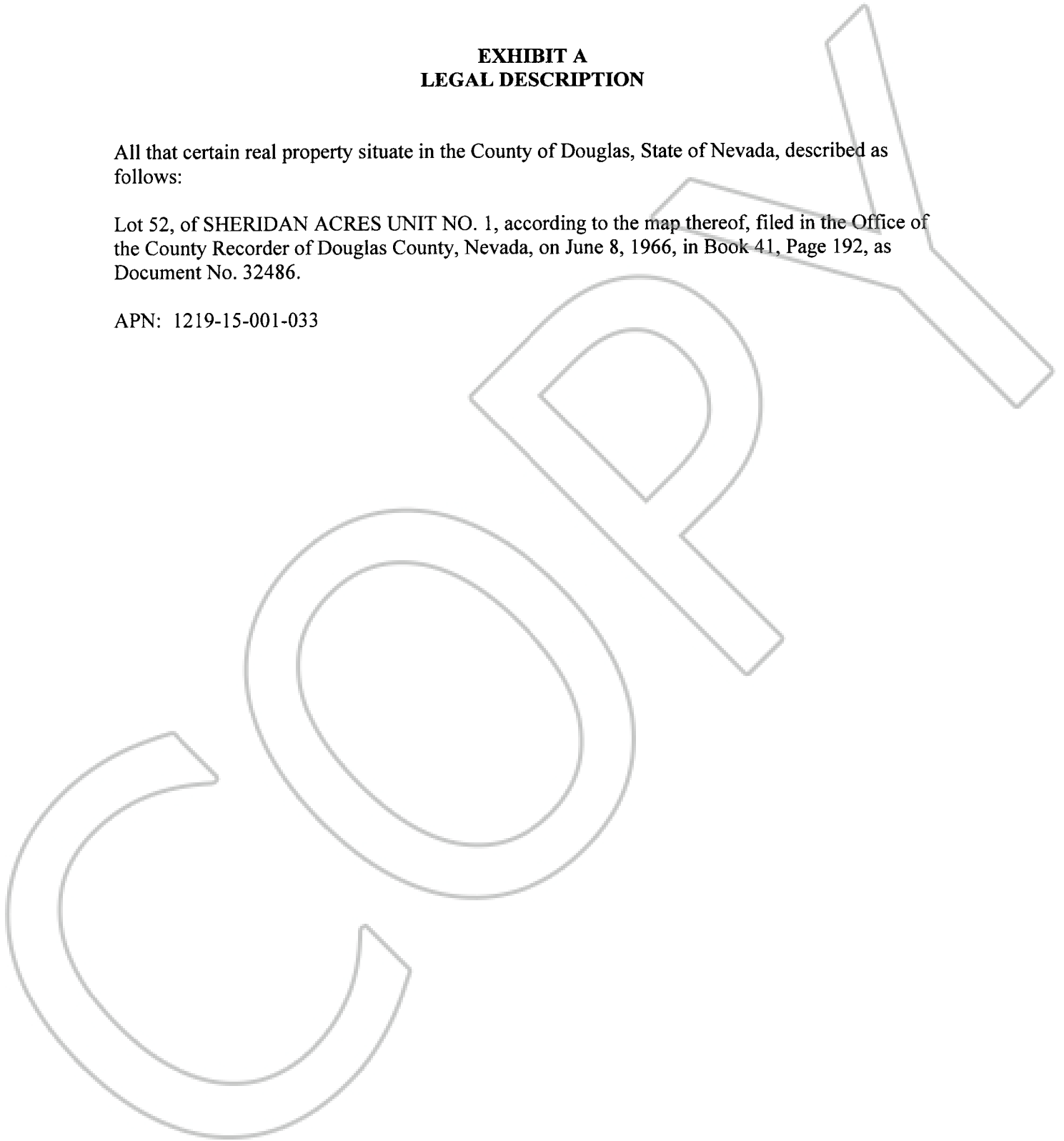
Escrow No. 1603027-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 52, of SHERIDAN ACRES UNIT NO. 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on June 8, 1966, in Book 41, Page 192, as Document No. 32486.

APN: 1219-15-001-033



**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1219-15-001-033
- 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  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$452,200.00  
 \$ \_\_\_\_\_  
 Transfer Tax Value \$452,200.00  
 Real Property Transfer Tax Due: \$1,764.75

**4. If Exemption Claimed**

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

5. Partial Interest: Percentage being transferred: \_\_\_\_\_%

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 agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)	(REQUIRED)
Print Name: <u>West Ridge Homes, Inc. a Nevada Corporation</u>	Print Name: <u>Sandra Phelan, Trustee</u>
Address: <u>610 Dark Horse Ct. Gardnerville, NV 89410</u>	Address: <u>8911 Barber Way Gardnerville NV 89460</u>
City, State, Zip	City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1603027-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410