

APN# : 1320-03-001-015  
RPTT: \$390.00

Recording Requested By:  
Western Title Company  
Escrow No.: 077261-TEA  
When Recorded Mail To:  
West Ridge Homes, Inc.,  
610 Dark Horse  
Gardnerville, NV 89410



KAREN ELLISON, RECORDER

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

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**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,

Johnson Lane Baptist Church, a Nevada corporation

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

West Ridge Homes, Inc., a Nevada Corporation

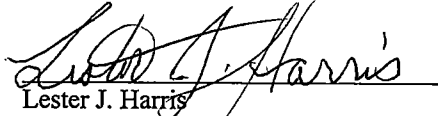
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

**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: 11/21/2016

Johnson Lane Baptist Church,  
a Nevada corporation

  
Lester J. Harris  
Director

STATE OF Nevada }  
COUNTY OF Douglas } ss  
This instrument was acknowledged before me on  
10/31/16

By Lester J. Harris

  
\_\_\_\_\_  
Notary Public

 **TRACI ADAMS**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 69-1891-5 - Expires January 5, 2019

**DESCRIPTION**  
**Area to be Transferred**  
**from A.P.N. 1320-03-001-015 to A.P.N. 1320-03-001-014**

A parcel of land located within the northeast one-quarter (NE1/4) of the northeast one-quarter (NE1/4) of Section 3, Township 13 North, Range 20 East, Mount Diablo Meridian, County of Douglas, State of Nevada, further described as being a portion of Parcel 2 as shown on the Parcel Map for Dorothy S. Dudley filed for record September 7, 1984 in the office of Recorder, Douglas County, Nevada as Document No. 106410, more particularly described as follows:

COMMENCING at the found monument in well located at the northeast corner of said Section 3;

thence South 00°05'28" West, 40.00 feet to a point on the south line of Johnson Lane, said point also being the northeast corner of Parcel 4 per said Document No. 106410;

thence along said south line of Johnson Lane, South 89°58'00" West, 335.87 feet to the northeast corner of Parcel 2 as shown on said Parcel Map for Dorothy S. Dudley;

thence along the east line of said Parcel 2, South 00°05'28" West, 350.07 feet to the POINT OF BEGINNING;

thence continuing along the east line of said Parcel 2, South 00°05'28" West, 386.06 feet to the southeast corner of said Parcel 2;

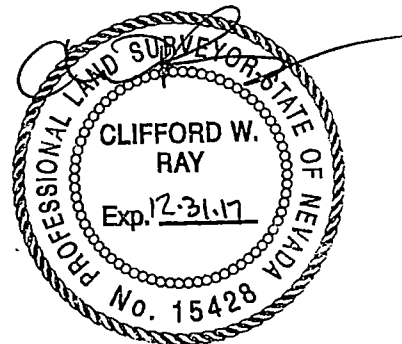
thence along the south line of said Parcel 2, South 89°58'00" West, 295.88 feet to the southwest corner of said Parcel 2;

thence along the west line of said Parcel 2, North 00°05'28" East, 386.06 feet;

thence leaving said west line, North 89°58'00" East, 295.88 feet to the POINT OF BEGINNING, containing 2.62 acres, more or less.

The basis of bearing for this description is North 89°58'00" East, being the north line of the northeast one-quarter (NE1/4) of Section 3 as shown on the Parcel Map for Dorothy S. Dudley filed for record September 7, 1984 in the office of Recorder, Douglas County, Nevada as Document No. 106410.

Prepared By: R.O. Anderson Engineering, Inc.  
P.O. Box 2229  
Minden, Nevada 89423



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) a portion of 1320-03-001-015

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: \$100,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$100,000.00  
 Real Property Transfer Tax Due: \$390.00

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 [Signature] Capacity grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

**Print Name:** Johnson Lane Baptist Church, a Nevada corporation  
**Address:** P.O. Box 20380  
**City:** Carson City  
**State:** NV **Zip:** 89721

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

**Print Name:** West Ridge Homes, Inc., a Nevada corporation  
**Address:** 610 Dark Horse  
**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. #:** 077261-TEA