

DOUGLAS COUNTY, NV

2017-896541

RPTT:\$984.75 Rec:\$16.00

\$1,000.75 Pgs=3

03/29/2017 02:10 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1320-03-001-030

RPTT: ~~\$984.75~~ 984.75

Recording Requested By:

Western Title Company

Escrow No.: 086480-TEA

When Recorded Mail To:

Todd Kluever

1595 Johnson Lane

Minden, NV 89423

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

Todd Kluever, a single man

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:

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 1 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, 40.00 feet to the northeast corner of Parcel 1 as shown on said Parcel Map for Dorothy S. Dudley, said point also being the POINT OF BEGINNING;

thence along the east line of Parcel 1, South 00°05'28" West, 350.07 feet;

thence leaving said east line, South 89°58'00" West, 295.87 feet to a point on the east line of Parcel 2 as shown on said Parcel Map for Dorothy S. Dudley;

thence along said east line of Parcel 2, North 00°05'28" East, 350.07 feet to the northeast corner of said Parcel 2, said point also being the south line of said Johnson Lane;

thence leaving said east line of Parcel 2 along said south line of Johnson Lane, North 89°58'00" East, 295.87 feet to the POINT OF BEGINNING.


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.

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on November 18, 2016, as Document No. 2016-890921 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.

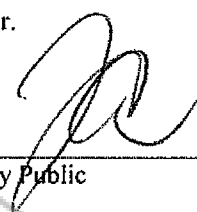
Dated: 02/16/2017


West Ridge Homes, Inc., a Nevada Corporation


Peter M. Beekhof, Jr. President

STATE OF Nevada
COUNTY OF Douglas
This instrument was acknowledged before me on
3/21/17

} ss

By Peter M. Beekhof, Jr.

Notary Public

 TRACI ADAMS
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 88-1891-5 - Expires January 5, 2018

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-03-001-030

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: \$252,500.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$252,500.00
 Real Property Transfer Tax Due: ~~\$252,500.00~~ 984.75

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

5. Partial Interest: Percentage being transferred: 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 *Todd Kluever* Capacity grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: West Ridge Homes, Inc., a Nevada Corporation
 Address: 610 Dark Horse
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Todd Kluever
 Address: 1595 Johnson Lane
 City: Minden
 State: NV Zip: 89423

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. #: 086480-TEA