

DOUGLAS COUNTY, NV

2017-902294

RPTT:\$483.60 Rec:\$16.00

\$499.60 Pgs=3

08/04/2017 09:51 AM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1220-08-410-013

RPTT: \$483.60

Recording Requested By:

Western Title Company

Escrow No.: 089289-TEA

When Recorded Mail To:

West Ridge Homes, Inc., a Nevada Corporation

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 _____

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,

Michael Gardner and Deborah Gardner, husband and wife as joint tenants

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 Gardnerville, 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 36 in Block A, as set forth on the Final Subdivision Map Planned Unit Development, PD 03-011, for ROCKY TERRACE, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 30, 2005, in Book 1105, Page 12654, Document No. 661875.

EXCEPTING THEREFROM those certain water rights conveyed by an instrument recorded March 9, 2009, as Document No. 739164, 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: 07/11/2017

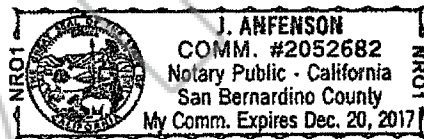
Michael Gardner
Michael Gardner

Deborah Gardner
Deborah Gardner

STATE OF California
COUNTY OF San Bernardino } ss
This instrument was acknowledged before me on
July 17, 2017

By Michael Gardner and Deborah Gardner.

J. Anfenson
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-08-410-013

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: \$123,900.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$123,900.00
 Real Property Transfer Tax Due: \$483.60

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 *Michael Gardner* Capacity grantor
 Signature *Deborah Gardner* Capacity grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Michael Gardner and Deborah Gardner
 Address: 9341 S. V L Box
 City: Victorville
 State: CA Zip: 92395

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: West Ridge Homes, Inc., a Nevada Corporation
 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. #: 089289-TEA