

DOUGLAS COUNTY, NV  
RPTT:\$2035.80 Rec:\$16.00  
\$2,051.80 Pgs=3

**2017-902428**  
08/07/2017 04:03 PM

ETRCO  
KAREN ELLISON, RECORDER

APN# : 1420-35-201-030  
RPTT: \$2,035.80

Recording Requested By:  
Western Title Company  
Escrow No.: 087818-ARJ

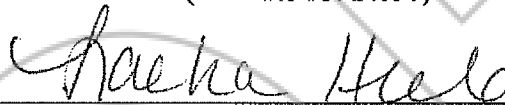
When Recorded Mail To:  
Ryan Kennedy and Katelyne E.  
Kennedy  
2721 Nye Drive  
Minden, NV 89423

170807042256

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



Laeha Hill

Escrow Assistant

**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

Ryan Kennedy and Katelyne E. Kennedy, 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 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:

That portion of the South Half of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 35, Township 14 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Beginning in the center line of Bessie Street (nka Nye Drive) at the Southwest corner of the said half; thence along the South line of the said South Half, East 264.0 feet; thence parallel with the West line of said South Half, North 165.0 feet; thence parallel with the South line of said South Half, West 264.0 feet to the center line of said Bessie Street (nka Nye Drive); thence along said street center line, South 165.0 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion lying within Bessie Street (nka Nye Drive).

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on August 8, 2016, as Document No. 2016-885657 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: 07/24/2017

West Ridge Homes Inc., a Nevada Corporation

*P. Beekhof*  
By Peter Beekhof Jr.

STATE OF Nevada

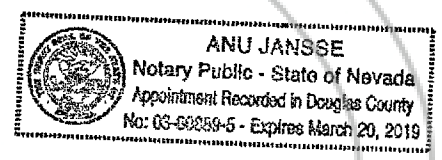
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on  
7/22/14

By Peter Beekhof, Jr.

*Anu Jansse*  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1420-35-201-030

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: \$521,617.25  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$521,617.25  
 Real Property Transfer Tax Due: \$2,035.80

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 A Claypool Capacity agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: West Ridge Homes Inc., a Nevada Corporation  
 Address: 2721 Nye Drive  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: Ryan Kennedy and Katelyne E. Kennedy  
 Address: 2721 Nye Drive  
 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. #: 087818-ARJ