

DOUGLAS COUNTY, NV
RPTT:\$2698.80 Rec:\$35.00
\$2,733.80 Pgs=3
ETRCO
KAREN ELLISON, RECORDER

2018-909712

01/26/2018 01:53 PM

APN#: 1420-29-715-028

RPTT: \$2,698.80

Recording Requested By:

Western Title Company

Escrow No.: 086608-TEA

When Recorded Mail To:

Jerry C. Billings
Barbara L. Billings
1120 san Marcos Cir
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

Jerry C. Billings and Barbara L. Billings, as Co-Trustees of The Billings Revocable Living Trust u/d/t September 7, 1989

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:

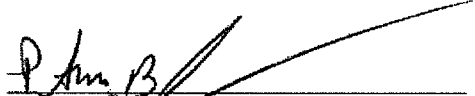
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 344 in Block F, as shown on the Final Map #PD99-02-08 of SARATOGA SPRINGS ESTATES UNIT 8, a Planned Development, filed in the office of the Douglas County Recorder on October 18, 2004, as Document No. 626992.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

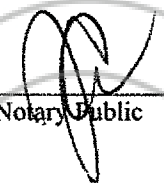
Dated: 12/14/2017

West Ridge Homes, Inc., a Nevada Corporation

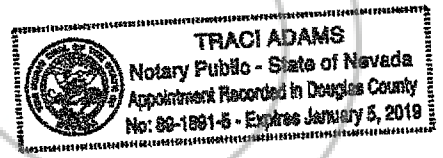

Peter M. Beekhof, Jr. President

STATE OF Nevada } ss
COUNTY OF Douglas }
This instrument was acknowledged before me on
1/24/18

By Peter M. Beekhof, Jr..



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1420-29-715-028

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: \$691,506.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$691,506.00
 Real Property Transfer Tax Due: \$2,698.80

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 [Handwritten Signature] Capacity Escrow Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: West Ridge Homes, Inc., a Nevada Corporation
 Address: _____
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Jerry C. Billings and Barbara L. Billings, as Co-Trustees of The Billings Revocable Living Trust u/d/t September 7, 1989
 Address: _____
 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. #: 086608-TEA