

APN#: 1320-06-001-002  
RPTT: \$721.50

Recording Requested By:  
Western Title Company  
Escrow No.: 096545-TEA  
When Recorded Mail To:



KAREN ELLISON, RECORDER

West Ridge Homes, Inc., a Nevada Corporation  
610 Dark Horse  
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 209B.030)

Signature \_\_\_\_\_

Traci Adams

Escrow Officer

**This Document has been signed in counter-part**

\_\_\_\_\_  
**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,

Susan B. Brackney and D. Gerald Bing, Co-Trustees of the Jerry J. Bing 2003 Trust

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:

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

**PARCEL A:**

Parcel 2A, as shown on the Parcel Map for KIMBERLEE NENZEL, filed in the office of the Douglas County Recorder on December 2, 1986, File No. 145979.

**PARCEL B:**

An easement for right of ingress over and across the easterly 25 feet of Parcel 2B as shown on the Parcel Map referenced above.

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

Dated: 04/24/2018

The Jerry J. Bing 2003 Trust

Susan B. Brackney  
Susan B. Brackney, Co Trustee

Signed in- counter- part  
D. Gerald Bing, Co-Trustee

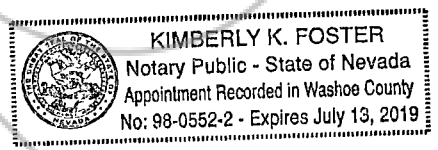
STATE OF Nevada  
COUNTY OF Washoe

} ss

This instrument was acknowledged before me on  
May 17, 2018

By Susan B. Brackney and ~~D. Gerald Bing~~ <sup>KKF</sup>

Kimberly K. Foster  
Notary Public



The Jerry J. Bing 2003 Trust

Sign in counter-part  
Susan B. Brackney, Co Trustee

[Signature]  
D. Gerald Bing, Co-Trustee

STATE OF Nevada  
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on  
5/17/18

By Susan B. Brackney and D. Gerald Bing.

[Signature]  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1320-06-001-002

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: \$185,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_)  
 Transfer Tax Value: \$185,000.00  
 Real Property Transfer Tax Due: \$721.50

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 *Susan Brackney* Capacity Co-Trustee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Susan B. Brackney and D. Gerald Bing, Co-Trustees of the Jerry J. Bing 2003 Trust  
 Address: 312 Stewart Street  
 City: Reno  
 State: NV Zip: 89502

**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. #: 096545-TEA

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)