

DOUGLAS COUNTY, NV
RPTT:\$1950.00 Rec:\$35.00
\$1,985.00 Pgs=4
ETRCO
KAREN ELLISON, RECORDER

2018-917667

08/03/2018 12:16 PM

APN#: 1220-24-601-010

RPTT: \$1,950.00

Recording Requested By:

Western Title Company

Escrow No.: 097715-TEA

When Recorded Mail To:

West Ridge Homes, Inc.,

a Nevada Corporation

610 Darkhorse Ct

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,

John F. Dorman, Successor Trustee, or their Successors in Trust under the Dorman Living Trust, dated July 20, 2004

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

West Ridge Homes, Inc., a Nevada Corporation

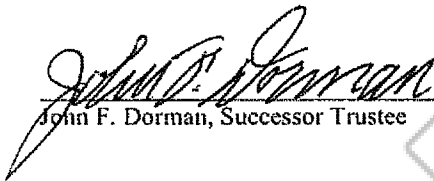
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 06/18/2018

The Dorman Living Trust, dated July 20, 2004



John F. Dorman, Successor Trustee

STATE OF Nevada
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on
7/5/18

By John F. Dorman.

Notary Public

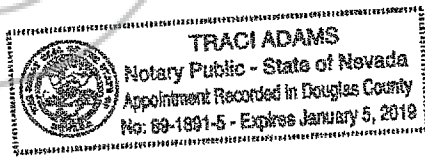


EXHIBIT "A"

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

Parcel 1:

A parcel of land located within a portion of the Northeast one-quarter of Section 24, Township 12 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada described as follows:

Commencing at the West one-quarter corner of Section 24, Township 12 North, Range 20 East, M. D. B. & M.,

thence East along the centerline of Arabian Lane, 3,795.00 feet per Document No. 28264 to the Southwest corner of that certain parcel of land conveyed to Andrew T. McCarthy and wife in Deed recorded April 23, 1974, in Book 474, Page 585, as Document No. 72838 of Official Records;

thence North along the West line of said McCarthy Lands, 662.00 feet to the Southeast corner of Parcel No. 2 per Document No. 75182 to the POINT OF BEGINNING;

thence West 247.50 feet;
thence North 449.00 feet;
thence East 247.50 feet;
thence South 38.00 feet;
thence East 245.00 feet;
thence South 226.00 feet;
thence West 245.00 feet;
thence South 185.00 feet to THE POINT OF BEGINNING.

Said land being a portion of a Parcel 2 of that certain Parcel Map recorded September 6, 1974 as Document No. 75182 and all of Parcel 3 of that certain Parcel Map recorded December 15, 1978 as Document No. 28264.

Parcel 2:

Together with a 50.00 foot access easement as shown on the Holdeman Parcel Map, Book 1278, Page 902, as Document No. 28264, adjacent to the Westerly boundary and over Parcel No. 1 of said Parcel Map.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on August 23, 2004, as Document No. 622254 of Official Records.

Assessor's Parcel Number(s):
1220-24-601-010

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-24-601-010

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: \$500,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$500,000.00
 Real Property Transfer Tax Due: \$1,950.00

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 John F. Dorman Capacity Seller
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: John F. Dorman, Successor Trustee, or their Successors in Trust under the Dorman Living Trust, dated July 20, 2004
 Address: 1931 Sorrel Lane
 City: Gardnerville
 State: NV Zip: 89410

Print Name: West Ridge Homes, Inc., a Nevada Corporation
 Address: 610 Darkhorse Ct
 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. #: 097715-TEA