

APN#: 1220-24-701-061  
RPTT: \$



KAREN ELLISON, RECORDER

Recording Requested By:  
West Ridge Homes, Inc.

**When Recorded Mail To:**

Peter M. Beekhof, Jr.  
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 Peter M. Beekhof, Jr. Grantee

**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

Peter M. Beekhof, Jr., an unmarried man

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:

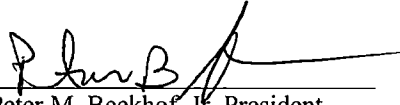
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

SEE Exhibit "A" ATTACHED.

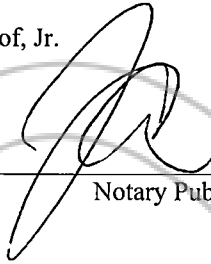
TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 12/4/18

West Ridge Homes, Inc., a Nevada Corporation

  
Peter M. Beekhof, Jr. President

STATE OF Nevada }  
COUNTY OF Douglas } ss  
This instrument was acknowledged before me on  
12/4/18

By Peter M. Beekhof, Jr.  
  
Notary Public

 **TRACI ADAMS**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 88-1891-5 - Expires January 5, 2019

Exhibit 'A'

0019-082  
12/07/18

**DESCRIPTION  
PARCEL 3**

A parcel of land located within the southeast one-quarter (SW1/4) of Section 24, Township 12 North, Range 20 East, Mount Diablo Meridian, County of Douglas, State of Nevada, further described as being Parcel 3 as shown on the Parcel Map for West Ridge Homes Inc., filed for record July 18, 2016 in the office of Recorder, Douglas County, Nevada as Document No. 2016-884554, more particularly described as follows:

BEGINNING at a point on the north line of Arabian Lane, said point also being the northwest corner of Lot 1 as shown on the Record of Survey to Support a Boundary Line Adjustment for Roy D. & Barbara E. Holesapple and Gary D. Lisby, filed for record on February 24, 2003 in said office of Recorder as Document No. 568002;

thence along said north line of Arabian Lane, South 89°55'40" East, 20.00 feet;

thence leaving said north line South 00°04'59" West, 467.37 feet;

thence South 89°55'40" East, 186.46 feet to a point on the east line of said Lot 1;

thence along said east line, South 00°04'20" West, 168.45 feet to the southeast corner of said Lot 1;

thence along the south line of said Lot 1, North 89°43'42" West, 206.49 feet to the southwest corner of said Lot 1;

thence along the west line of said Lot 1, North 00°04'59" East, 635.09 feet to the POINT OF BEGINNING, containing 44,052 square feet more or less.

The basis of bearing for this description is North 89°55'40" West, being the centerline of Arabian Lane as shown on the Parcel Map for Joseph E. & Maxine Moore & Gene A. & Peggy P. Eppler, filed for record on June 4, 1992 in the office of Recorder, Douglas County, Nevada as Document No. 280300.

Prepared By: R.O. Anderson Engineering, Inc.  
Todd A. Enke, P.L.S. 19734  
P.O. Box 2229  
Minden, Nevada 89423



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1220-24-701-061

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: \$ 100,000  
Deed in Lieu of Foreclosure Only (value of ( \_\_\_\_\_  
property) \_\_\_\_\_  
Transfer Tax Value: \$ 100,000  
Real Property Transfer Tax Due: \$ 29000

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 [Signature] Capacity Buyer/Seller  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: West Ridge Homes, Inc., a Nevada Corporation  
Address: 610 Dark Horse  
City: Gardnerville  
State: NV Zip: 89410

Print Name: Peter M. Beekhof, Jr.  
Address: 610 Dark Horse  
City: Gardnerville  
State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name:  
Address:  
City/State/Zip:

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