

DOUGLAS COUNTY, NV **2018-923550**
RPTT:\$1813.50 Rec:\$35.00
\$1,848.50 Pgs=2 12/13/2018 09:41 AM
BOSTON NATIONAL TITLE AGENCY, LLC
KAREN ELLISON, RECORDER

PARCEL IDENTIFICATION NUMBER: 1220-22-110-082

Commitment Number: DEF184380-B

AFTER RECORDING RETURN TO:
Boston National Title Agency, LLC
400 Rouser Road Bldg 2, Ste 602
Coraopolis, PA 15108

SEND TAX STATEMENTS/BILLS TO:

John H. Scheuermann, Jr.
1459 Tyndall Way, Gardnerville, NV 89460

SPECIAL/LIMITED WARRANTY DEED

West Ridge Homes, Inc., hereinafter grantor, whose tax-mailing address is **610 Dark Horse Court, Gardnerville, NV 89410**, for \$464,900.00 (Four Hundred Sixty Four Thousand Nine Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **John H. Scheuermann, Jr. and Martha C. Scheuermann, husband and wife**, whose tax mailing address is **1459 Tyndall Way, Gardnerville, NV 89460**, the following real property:

Lot 132, as shown on the Official Map of Gardnerville Ranchos Unit No. 5, filed for record on November 4, 1970 in the office of the County Recorder of Douglas County, Nevada, as Document No. 50056.

Property Address is: 1459 Tyndall Way, Gardnerville, NV 89460

Prior instrument reference: **2017-898089**

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on December 11, 2018:

Peter B
West Ridge Homes, Inc.

By: Peter Beekhof

Its: President

STATE OF Nevada
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on December 11, 2018 by Peter Beekhof its President on behalf of **West Ridge Homes, Inc.** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-22-110-082
 b. _____
 c. _____
 d. _____

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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 464,900.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 404,900.00
 d. Real Property Transfer Tax Due \$ 1,813.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: Grantee
 Signature [Signature] Capacity: Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: West Ridge Homes, Inc.
 Address: 610 Dark Horse Court, Gardnerville, NV 89410
 City: _____
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: John H. Scheuermann, Jr., and Martha C. Scheuermann
 Address: 1459 Tyndall Way, Gardnerville, NV 89460
 City: _____
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: BOSTON NATIONAL TITLE AGENCY Escrow # _____
 Address: 400 RAINIER RD BLDG 2 STE 602
 City: CORPUS State: PA Zip: 15108