

DOUGLAS COUNTY, NV

2019-925123

RPTT:\$741.00 Rec:\$35.00

\$776.00 Pgs=3

01/29/2019 10:26 AM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1320-03-001-032

RPTT: \$741.00

Recording Requested By:

Western Title Company

Escrow No.: 101911-TEA

When Recorded Mail To:

Michael W. Welsh

Maureen E. Welsh

2504 Douglas Dr.

Ceres, CA 95307

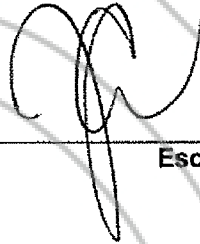
Mail Tax Statements to: (deeds only)

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

Michael W. Welsh and Maureen E. Welsh, husband and wife as joint tenants with right of survivorship

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:


A parcel of land located within a portion of the Northeast One-Quarter (NE1/4) of the Northeast One-Quarter (NE1/4) of Section 3, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Parcel 2 as shown on Parcel Map No. 1 (LDA 16-013) for West Ridge Homes, Inc., filed for record in the office of the Douglas County Recorder, State of Nevada, on September 20, 2017 as Document No. 2017-904316, Official Records.

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

Dated: 01/14/2019

West Ridge Homes, Inc., a Nevada Corporation



Peter M. Beekhof, Jr. President

STATE OF Nevada
COUNTY OF Douglas

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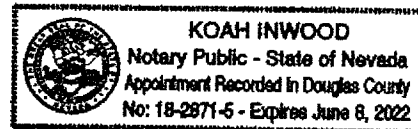
This instrument was acknowledged before me on

January 16, 2019

By Peter M. Beekhof Jr.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-03-001-032

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: \$190,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$190,000.00
 Real Property Transfer Tax Due: \$741.00

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 [Handwritten Signature] Capacity Escrow Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

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

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Michael W. Welsh and Maureen E. Welsh
 Address: 2504 Douglas Dr
 City: Ceres
 State: CA Zip: 95307

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. #: 101911-TEA