

DOUGLAS COUNTY, NV
RPTT:\$2515.50 Rec:\$35.00
\$2,550.50 Pgs=3

2019-929341
05/21/2019 02:08 PM

ETRCO
KAREN ELLISON, RECORDER

APN# : 1420-26-301-007
RPTT: \$2,515.50

Recording Requested By:
Western Title Company

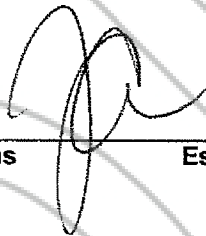
Escrow No.: 103540-TEA
When Recorded Mail To:
Larry Allen Brusse
Janet Quale Brusse
44 Pinon Drive
Wellington, NV 89444

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

Larry Allen Brusse and Janet Quale Brusse, 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 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:

PARCEL 1

**Township 14 North, Range 20 East, M.D.B.&M.:
Section 26: N 1/2 of W 1/2 of E 1/2 of NE 1/4 of SW 1/4.**

PARCEL 2

A non-exclusive right of ingress and egress along a piece of land described as follows: Commencing at the Southwest corner of said Section 26; thence North 89°57' East along the South line of said Section 26, a distance of 1955 feet to the True Point of Beginning; thence North 0°05' West a distance of 2172 feet; thence North 89°57' East a distance of 25 feet; thence South 0°05' East a distance of 2172 feet; thence South 89°57' West a distance of 25 feet to the point of beginning.

A portion of the above described easement has been abandoned by Abandonment of Easement and Quitclaim Deed, filed for record in the office of the Douglas County Recorder, State of Nevada, on May 17, 2019 as Document No. 2019-929164, Official Records.

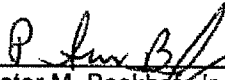
PARCEL 3:

A non-exclusive easement for ingress and egress as described in Grant of Easement, filed for record in the office of the Douglas County Recorder, State of Nevada, on May 17, 2019 as Document No. 2019-929163, Official Records.

**Assessor's Parcel Number(s):
1420-26-301-007**

Dated: 04/08/2019

West Ridge Homes, Inc., a Nevada Corporation


Peter M. Beekhof, Jr. President

STATE OF Nevada } ss
COUNTY OF Douglas

This instrument was acknowledged before me on
May 1, 2019

By Peter M. Beekhof Jr.


Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-26-301-007

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
 NOTES: _____

3. Total Value/Sales Price of Property: \$645,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$645,000.00
 Real Property Transfer Tax Due: \$2,515.50

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 [Signature] Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: West Ridge Homes Inc. a Nevada Corporation
 Address: 610 Dark Horse
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Larry Allen Brusse and Janet Quale Brusse
 Address: 44 Pinon Drive
 City: Wellington
 State: NV Zip: 89444

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. #: 103540-TEA