

DOUGLAS COUNTY, NV
RPTT:\$2827.50 Rec:\$35.00
\$2,862.50 Pgs=5
ETRCO
KAREN ELLISON, RECORDER

2019-929976

06/06/2019 11:32 AM

APN# : 1220-24-701-007
RPTT: \$2,827.50

Recording Requested By:
Western Title Company
Escrow No.: 103549-TEA

When Recorded Mail To:
West Ridge Homes, Inc., a
Nevada Corporation
610 Dark Horse
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



Traci Adams

Escrow Officer

This document was signed in counterpart

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,

Kathryn Daniels, Julie L. Goodhart and Christine Anderson, Successor Trustees of the Pasek Family Trust U/D/T July 1, 2011

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:

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

A Parcel of land located in the North 1/2 of the North 1/2 of the Southeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B.&M. and more particularly described as follows:

Commencing at the East 1/4 corner of the said Section 24, Township 12 North, Range 20 East, M.D.B.&M., proceed West 1,701.20 feet and South 25.00 feet to the True Point of Beginning, at the Northwest corner of the Parcel; thence East 655.55 feet, along the Southerly boundary of Arabian Lane to a point; thence, around a curve to the right having a central angle of 90°, a radius of 25.00 feet, and a length of 39.27 feet to a point; thence along the Westerly boundary of Mustang Lane, South 610.00 feet to the Southeast corner of the property; thence West 680.55 feet to the Southwest corner of the property; thence North 635.00 feet to the Point of Beginning.

Excepting therefrom an easement 25 feet in width for public roads, ditches and utilities along the entire South boundary of said parcel and an easement 15 feet in width for existing ditch across the East portion of said parcel and being a portion of Ruhensroth Ranchos Subdivision, as shown on the Official Map, recorded in the office of the County Recorder of Douglas County, Nevada on April 14, 1965, as File No. 27706.

NOTE: The above metes and bounds description appeared previously in that certain Grant Deed recorded in the office of the County Recorder of Douglas County, Nevada on July 6, 2011, in Book 711, Page 800 as Document No. 786002 of Official Records.

“Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.”

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

Dated: 04/17/2019

The Pasek Family Trust Agreement dated July 1, 2011

Kathryn Daniels
Kathryn Daniels, Successor Trustee

~~Julie L. Goodhart~~, Successor Trustee

~~Christine Anderson~~, Successor Trustee

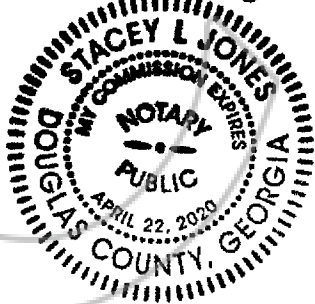
STATE OF Georgia } ss
COUNTY OF Douglas

This instrument was acknowledged before me on

May 1, 2019

By Kathryn Daniels, ~~Julie L. Goodhart and Christine Anderson.~~

Stacey L Jones
Notary Public



The Pasek Family Trust Agreement dated July 1, 2011

[Signature]
Kathryn Daniels, Successor Trustee

[Signature]
Julie L. Goodhart, Successor Trustee

[Signature]
Christine Anderson, Successor Trustee

STATE OF Washington }
COUNTY OF King }ss

This instrument was acknowledged before me on
April 23, 2019

By Kathryn Daniels, Julie L. Goodhart and Christine Anderson.

[Signature]
Notary Public

PATRICK F GUILFOY
Notary Public
State of Washington
Commission # 152625
My Comm. Expires Apr 4, 2023

The Pasek Family Trust Agreement dated July 1, 2011

~~Kathryn Daniels, Successor Trustee~~ SC

Julie L. Goodhart
Julie L. Goodhart, Successor Trustee

~~Christine Anderson, Successor Trustee~~ CA

STATE OF Michigan }
COUNTY OF Berrien }ss

This instrument was acknowledged before me on
5/14/2019

By ~~Kathryn Daniels, Julie L. Goodhart and Christine Anderson.~~

Chelsey SobralSKI
Notary Public

CHELSEY SOBRALSKI
NOTARY PUBLIC - MICHIGAN
Berrien County
My Commission Expires Nov 15, 2024

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-24-701-007

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
NOTES: _____

3. Total Value/Sales Price of Property: \$725,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$725,000.00
 Real Property Transfer Tax Due: \$2,827.50

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 [Handwritten Signature] Capacity Escrow Assistant
 Signature _____ Capacity _____

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

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

Print Name: Kathryn Daniels, Julie L. Goodhart and Christine Anderson, Successor Trustees of the Pasek Family Trust Agreement dated July 1, 2011
Address: 102 Maple Hill Drive
City: Newnan
State: GA **Zip:** 30265

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

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. #: 103549-TEA