

A.P.N.: 1220-13-801-003
File No: 143-2577100 (mk)
R.P.T.T.: \$2,180.10



KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Kimmel Family Trust
2705 Hidden Trails Drive
Norco, CA 92860

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

West Ridge Homes, Inc., a Nevada Corporation

do(es) hereby *GRANT, BARGAIN and SELL* to

Leonard A. Kimmel and Deborah A. Kimmel, Trustees of the Kimmel Family Trust, dated August 12, 2011

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

PARCEL A AS SET FORTH ON PARCEL MAP NO. 1007 FOR JERRY E. TILLEY, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 30, 1996 IN BOOK 496, PAGE 5948, AS DOCUMENT NO. 386623, OFFICIAL RECORDS.

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 10/28/2019

West Ridge Homes, Inc., a Nevada Corporation

By: *Peter M. Beekhof Jr.*
Name: Peter M. Beekhof, Jr.,
Title: President

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 12-10-19 by
Peter M. Beekhof Jr., President.

Mary Kelsh
Notary Public
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
October 28, 2019 under Escrow No. **143-2577100**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-13-801-003
- 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

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

- 3. a) Total Value/Sales Price of Property: \$559,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$559,000.00
- d) Real Property Transfer Tax Due \$2,180.10

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *M. S. S. S.*

Capacity: *agent*

Signature: _____

Capacity: _____

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

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

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

Print Name: Kimmel Family Trust
Address: 2705 Hidden Trails Drive
City: Norco
State: CA Zip: 92860

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

First American Title Insurance
Print Name: Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2577100 mk/ mk
State: NV Zip: 89423

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