

A.P.N.: 1420-19-101-012  
File No: 143-2578918 (mk)  
R.P.T.T.: \$1,786.20

When Recorded Mail To: Mail Tax Statements To:  
Michael D. Barredo and Melissa A. Barredo  
3195 Hobo Hot Springs Road  
Minden, NV 89423

***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

Michael D. Barredo and Melissa A. Barredo, husband and wife as joint tenants with right of survivorship

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

**ALL THAT CERTAIN, LOT, PIECE OR PARCEL OF LAND SITUATE IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 19, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS:**

**PARCEL 2 AS SET FORTH ON PARCEL MAP FOR RUBY A. BARKER, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY, NEVADA RECORDER ON DECEMBER 19, 1986, IN BOOK 1286, PAGE 2678, AS DOCUMENT NO. 147129.**

**SAID LAND ALSO SHOWN ON THE RECORD OF SURVEY FOR WEST RIDGE HOMES, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 30, 2018, AS DOCUMENT NO. 921592, 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: 11/21/2019

COPY

West Ridge Homes Inc., a Nevada Corporation

By: *Peter M. Beekhof*  
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  
**November 21, 2019** under Escrow No. **143-2578918**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-19-101-012
- 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: \$458,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$458,000.00
- d) Real Property Transfer Tax Due \$1,786.20

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. Barredo*

Capacity: *agent*

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: West Ridge Homes Inc

Print Name: Michael D. Barredo and  
Melissa A. Barredo

Address: 1610 Dark horse ct

Address: 3195 Hobo Hot Springs  
Road

City: Gardnerville

City: Minden

State: NV Zip: 89410

State: NV Zip: 89423

**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: 143-2578918 mk/ mk  
State: NV Zip: 89423

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