

APN# : 1220-24-701-068  
RPTT: \$565.50

DOUGLAS COUNTY, NV  
RPTT:\$565.50 Rec:\$40.00  
\$605.50 Pgs=3  
12/31/2020 01:36 PM  
ETRCO  
KAREN ELLISON, RECORDER

Recording Requested By:  
Western Title Company  
Escrow No.: 122608-SLA  
When Recorded Mail To:  
Dennis Johnsen and Lynn  
Johnsen  
1618 East Valley Road  
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



Sherry Ackermann

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

Dennis Johnsen and Lynn Johnsen, husband and wife as joint tenants

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 D2 as shown on Parcel Map No. 2 (DP 19-0420) for West Ridge Homes, Inc., filed for record in the office of the Douglas County Recorder, State of Nevada, on November 16, 2020 as Document No. 2020-956479, 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: 12/22/2020

Grant, Bargain and Sale Deed – Page 2

West Ridge Homes Inc., a Nevada Corporation

Peter Beekhof  
By Peter Beekhof, President

12/28/2020  
Date

STATE OF Nevada

COUNTY OF Douglas

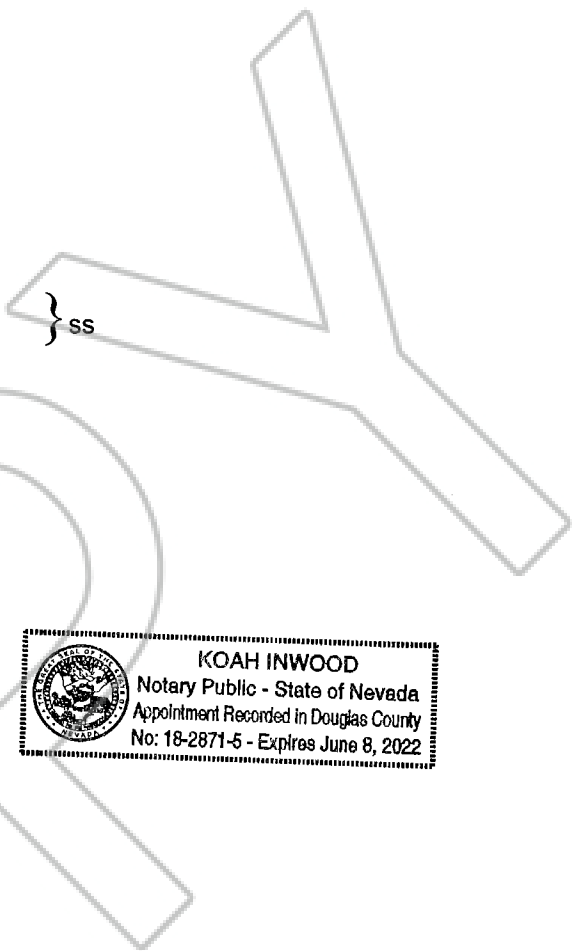
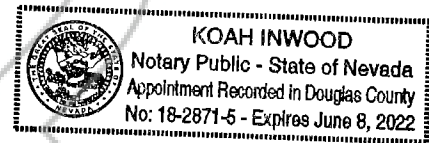
This instrument was acknowledged before me on

December 28, 2020

By Peter Beekhof, President.

[Signature]

Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-24-701-068

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
NOTES: _____
_____

3. Total Value/Sales Price of Property:	\$145,000.00
Deed in Lieu of Foreclosure Only (value of property)	( _____ )
Transfer Tax Value:	\$145,000.00
Real Property Transfer Tax Due:	\$565.50

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 <u>On Sel</u>	Capacity <u>Escrow</u>
Signature _____	Capacity _____

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

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

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

**Print Name:** Dennis Johnsen and Lynn Johnsen  
**Address:** 1618 East Valley Road  
**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. #:** 122608-SLA