

APN# : 1220-24-601-063
RPTT: \$3,003.00

DOUGLAS COUNTY, NV
RPTT:\$3003.00 Rec:\$40.00
\$3,043.00 Pgs=4
03/16/2021 03:05 PM
ETRCO
KAREN ELLISON, RECORDER

Recording Requested By:
Western Title Company

Escrow No.: 123566-SLA
When Recorded Mail To:
David Michael Colon & Tina
Marie Colon
231 Laura Springs Circle
Gardnerville, NV 89460

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

David Michael Colon and Tina Marie Colon, 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:

See attached Exhibit A

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

Dated: 02/12/2021

Grant, Bargain and Sale Deed – Page 2

West Ridge Homes, Inc., a Nevada Corporation

Peter M. Beekhof, Jr. 2/23/2021
By Peter M. Beekhof, Jr., Date
President

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

February 23, 2021

By Peter M. Beekhof, Jr., President.

Sherry Ackermann
Notary Public

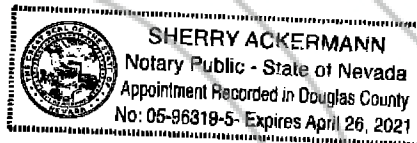


EXHIBIT "A"

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

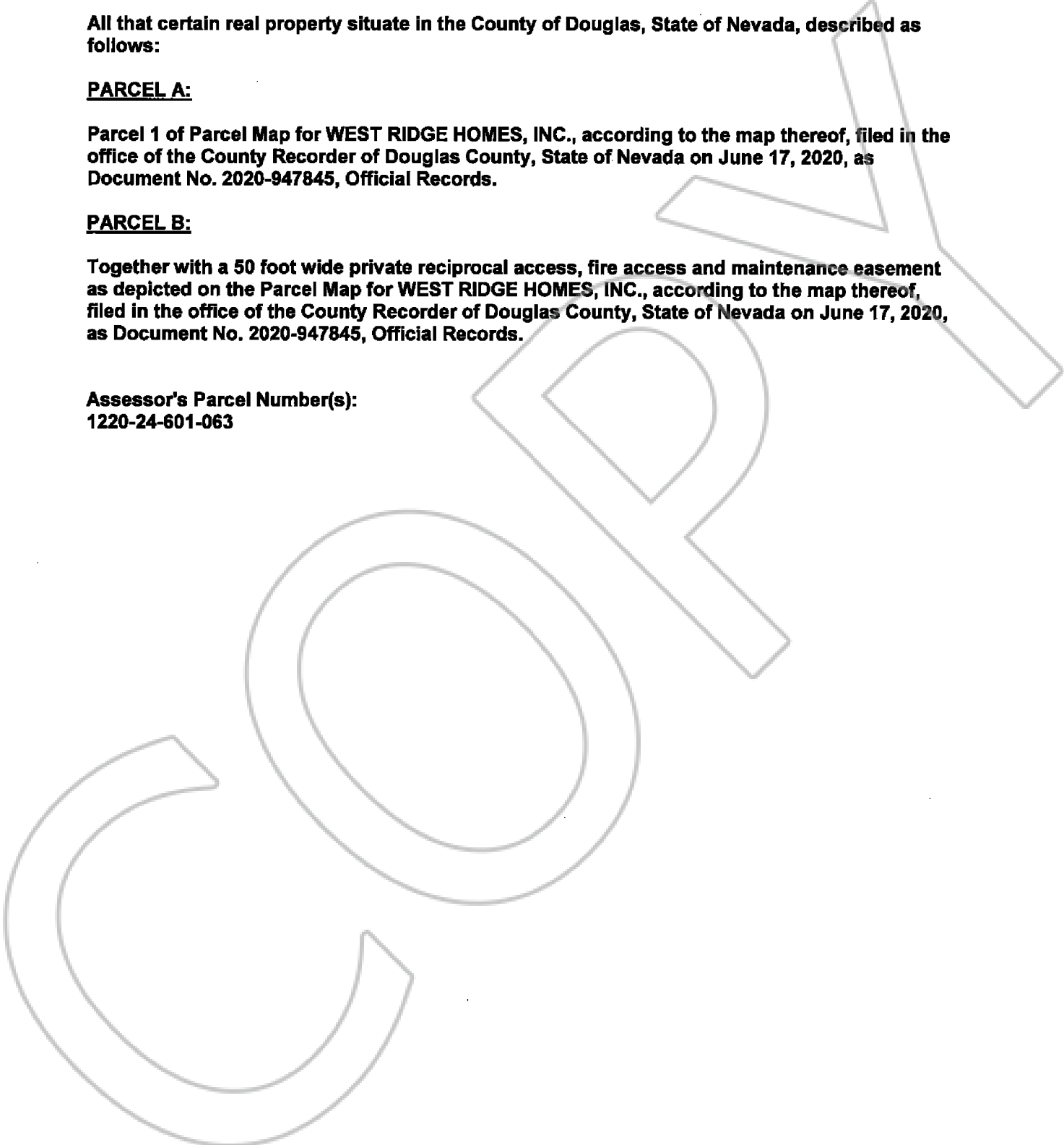
PARCEL A:

Parcel 1 of Parcel Map for WEST RIDGE HOMES, INC., according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on June 17, 2020, as Document No. 2020-947845, Official Records.

PARCEL B:

Together with a 50 foot wide private reciprocal access, fire access and maintenance easement as depicted on the Parcel Map for WEST RIDGE HOMES, INC., according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on June 17, 2020, as Document No. 2020-947845, Official Records.

**Assessor's Parcel Number(s):
1220-24-601-063**



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-24-601-063

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: \$770,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$770,000.00
 Real Property Transfer Tax Due: \$3,003.00

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 One See Capacity Escrow
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: West Ridge Homes, Inc., a Nevada Corporation
 Address: PO Box 1422
 City: Gardnerville
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: David Michael Colon & Tina Marie Colon
 Address: 231 Laura Springs Circle
 City: Gardnerville
 State: NV Zip: 89460

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. #: 123566-SLA