

DOUGLAS COUNTY, NV **2021-967168**  
RPTT:\$858.00 Rec:\$40.00  
\$898.00 Pgs=2 **05/10/2021 02:42 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-33-701-059
R.P.T.T.	\$ 858.00
File No.:	1206319 SA
Recording Requested By:	
<b>Stewart Title Company</b>	
Mail Tax Statements To:	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
West Ridge Homes Inc., a Nevada Corporation	
Po Box 1422	
Gardnerville NV 89410	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Troy Scott, a married man as his sole and separate property** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **West Ridge Homes Inc., a Nevada Corporation**, all that real property situated in the 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 portion of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 14 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Parcel 3 as shown on Parcel Map LDA 18-001 for C & R DeCarlo 1993 Trust and Quail's Nest Trust, 1999, filed for record in the office of the County Recorder of Douglas County, State of Nevada on August 13, 2018 as Document No. 2018-917999, Official Records.

**\*SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: May 3, 2021

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

*[Handwritten Signature]*

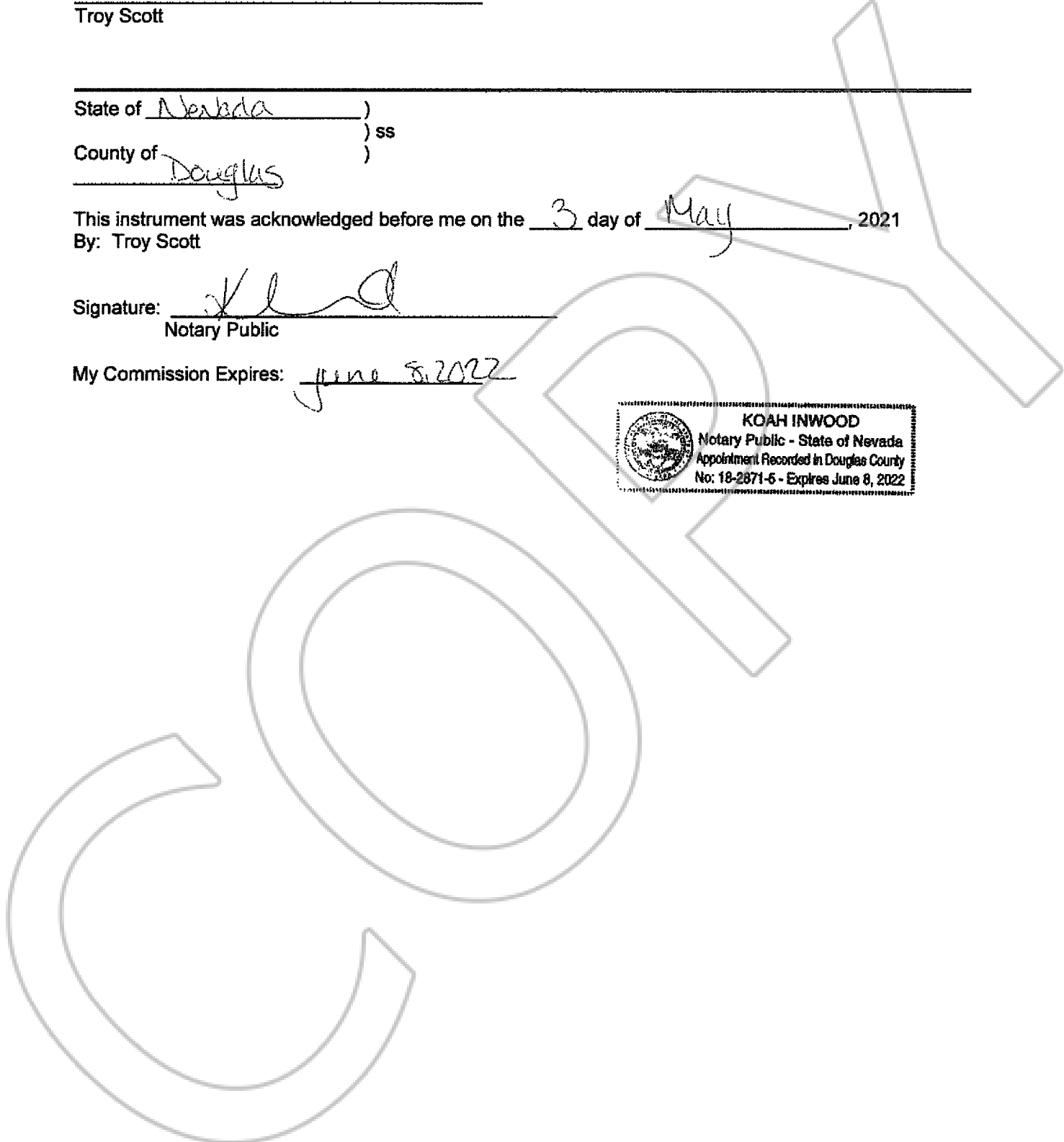
Troy Scott

State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 3 day of May, 2021  
By: Troy Scott

Signature: *[Handwritten Signature]*  
Notary Public

My Commission Expires: June 8, 2022



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-33-701-059  
 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'/Ind'l  
 g.  Agricultural                          h.  Mobile Home  
 Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property                      \$ 220,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)                      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 220,000.00  
 d. Real Property Transfer Tax Due                                      \$ 858.00

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 [Handwritten Signature] Capacity [Handwritten Signature]

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Troy Scott  
 Address: Po Box 3330  
 City: Carson City  
 State: NV Zip: 897002

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

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1206319 SA  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410