

DOUGLAS COUNTY, NV
RPTT:\$780.00 Rec:\$40.00
\$820.00 Pgs=2 07/16/2021 12:11 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-18-301-004
R.P.T.T.	\$ 780.00
File No.:	1228438 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
West Ridge Homes, Inc., a Nevada corporation	
P.O. Box 1422	
Gardnerville, NV 89410	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Richard Louis Arnold and Geneva M.L. Arnold, husband and wife, as Joint Tenants with Rights of Survivorship** 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 real property situate in the County of Douglas, State of Nevada, bounded and described as follows:

A portion of the Northeast ¼ of the Southwest ¼ of Section 18, Township 14 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

Commencing at the U.S. BLM brass cap monument representing the northerly quarter corner of said Section 18, proceed South 0°02'46" West along the quarter section line a distance of 2,648.12 feet to the mid-section quarter corner, a steel pipe; THENCE South 89°50'43" West along the quarter section line a distance of 60.00 feet; THENCE South 0°02'46" West a distance of 25.00 feet to a steel pipe which is the TRUE POINT OF BEGINNING; THENCE South 89°50'43" West a distance of 726.00 feet to a steel pipe; THENCE South 0°02'46" West a distance of 300.00 feet to a steel pipe; THENCE North 89°50'43" East a distance of 726.00 feet to a steel pipe; THENCE North 0°02'46" East a distance of 300.00 feet to the TRUE POINT OF BEGINNING.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed, recorded in the office of the County Recorder of Douglas County, Nevada on March 10, 2006, as Document No. 669632, of 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: July 13, 2021

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

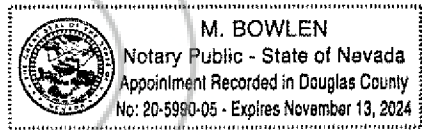
[Signature]
Richard Louis Arnold

[Signature]
Geneva M.L. Arnold

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 5th day of July, 2021
By: Richard Louis Arnold and Geneva M.L. Arnold

Signature: [Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-18-301-004
 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 _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 200,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 200,000.00
 d. Real Property Transfer Tax Due \$ 780.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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 RBauden Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Richard Louis Arnold and Geneva M.L. Arnold
 Address: 3621 Green Acres Drive
 City: Carson City
 State: NV Zip: 89705

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

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1228438 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED