

DOUGLAS COUNTY, NV **2021-971385**
RPTT:\$1969.50 Rec:\$40.00
\$2,009.50 Pgs=3 **07/23/2021 03:54 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

| | |
|---|----------------------|
| A.P.N. No.: | 1319-03-110-011 |
| R.P.T.T. | \$1,969.50 |
| File No.: | 1281239 AMG |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: | <i>Same as below</i> |
| When Recorded Mail To: | |
| IPX 1031 Exchange as QI for Michael S. Godfrey and Brenda Godfrey | |
| 5325 W Wishon Rd | |
| Snohomish, WA 98290 | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Christopher W. Eldridge and Heidi S. Eldridge, husband and wife as joint tenants with right of survivorship** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Michael S. Godfrey and Brenda Godfrey**, husband and wife as joint tenants with right of survivorship 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:

Parcel 1:

Lot 44, as shown on the Final Subdivision Map, Planned Unit Development PD 04-001 for EAGLE RIDGE AT GENOA, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 29, 2005 in Book 705, Page 13949, as Document No. 650856.

Parcel 2:

An easement for ingress and egress over private streets and common areas as shown and delineated on said map.

*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.
3. [Enter Data]

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: 7-24-2021

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

Christopher W. Eldridge Heidi S. Eldridge
Christopher W. Eldridge Heidi S. Eldridge

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the _____ day of _____, 2021
By: Christopher W. Eldridge and Heidi S. Eldridge

Signature: _____
Notary Public
My Commission Expires: _____

**Certificate Attached for
California Notary Wording**
Rh. May 7-21-21

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Inyo)

On July 21, 2021 before me, Ruben Aldapa, Notary Public
(Date) (Here Insert Name and Title of the Officer)

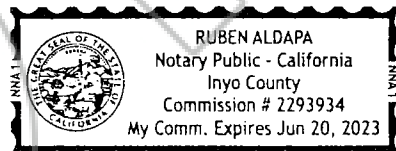
personally appeared Christopher W. Eldridge and Heidi S. Eldridge,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Ruben Aldapa
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Grant, Bargain, Sale Deed Document Date: 7-21-21

Number of Pages: 2 Signer(s) Other Than Named Above: nb

Additional Information: nb

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-03-110-011
 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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 505,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 505,000.00
 d. Real Property Transfer Tax Due \$ 1,969.50

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 *Claypool* Capacity *agent*
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Peak 1031 Exchange, Inc. as QI for Christopher W. Eldridge and Heidi S. Eldridge
 Address: 2456 Apache Dr
 City: Bishop
 State: CA Zip: 93514

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: IPX 1031 Exchange as QI for Michael S. Godfrey and Brenda Godfrey
 Address: 5325 W Wishon Rd
 City: Snohomish
 State: WA Zip: 98290

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1281239 AMG
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701