

A.P.N. No.:	1220-25-501-030
R.P.T.T.	\$ 499.20
File No.:	1274830 SA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
West Ridge Homes, Inc.	
PO Box 1422	
Gardnerville NV 89410	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Bobby C. Wheeler and R. Darlene Wheeler, Trustees of The Bobby C. Wheeler Family Trust under agreement dated November 1, 1996** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **West Ridge Homes, Inc.**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

**\*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 16, 2021

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

The Bobby C. Wheeler Family Trust under agreement dated November 1, 1996

Bobby C. Wheeler  
By: Bobby C. Wheeler, Trustee

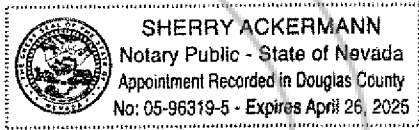
R. Darlene Wheeler  
By: R. Darlene Wheeler, Trustee

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 16 day of July, 2021  
By: The Bobby C. Wheeler Family Trust as Trustees of Bobby C. Wheeler and R. Darlene Wheeler,  
Trustees of The Bobby C. Wheeler Family Trust under agreement dated November 1, 1996

Signature: Sherry Ackermann  
Notary Public

My Commission Expires: 4-26-2025



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

A portion of land located, within a portion of the North 1/2 of the Northeast 1/4 of Section 25, township 12 North, Range 20 East, M.D.M., described as follows:

Parcel 3 of Parcel Map No. 2 LDA 04-026 for WEST RIDGE HOMES, INC., filed for record with the Douglas County Recorder on February 12, 2007 in Book 0207 at Page 3691, as Document No. 694825, Official Records of Douglas County, Nevada.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-25-501-030  
 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      \$ 128,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 128,000.00  
 d. Real Property Transfer Tax Due      \$ 499.20

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 [Handwritten Signature] Capacity Grantor Escrow  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Bobby C. Wheeler and R. Darlene Wheeler, Trustees of The Bobby C. Wheeler Family Trust under agreement dated November 1, 1996  
 Address: 761 Sunburst Court  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: West Ridge Homes, Inc.  
 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 # 1274830 SA  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410