

DOUGLAS COUNTY, NV
RPTT:\$3178.50 Rec:\$40.00
\$3,218.50 Pgs=2
TICOR TITLE - CC (NVTH3K)
KAREN ELLISON, RECORDER

2022-979838

01/14/2022 11:42 AM

WHEN RECORDED MAIL TO:

Steve Fleshman
Kathy Fleshman
501 Beelard Dr
Vacaville, CA 95687

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 2108227-DC1

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1220-24-601-065

R.P.T.T. \$3,178.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That West Ridge Homes, Inc., a Nevada corporation

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Steve Fleshman and Kathy Fleshman, Husband and Wife, as Joint Tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:

Parcel 4 as shown on Parcel Map for WEST RIDGE HOMES, INC., filed for record in the office of the County Recorder of Douglas County, State of Nevada on June 17, 2020, as Document No. 2020-947845, Official Records.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.

PMB
West Ridge Homes, Inc.
Peter M Beckhof
President

STATE OF NEVADA
COUNTY OF Carson City

} ss:

This instrument was acknowledged before me on, 1/7/2022
by West Ridge Homes, Inc. by Peter M Beckhof, President

[Signature]
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02108227.

 **DAWN CUELLAR**
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 14-15385-3 - Expires Oct. 22, 2022

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-24-601-065
 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
 i. Other _____

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

3. a. Total Value/Sales Price of Property: \$ 815,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 815,000.00
 d. Real Property Transfer Tax Due: \$ 3,178.50

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

5. Partial Interest: Percentage being transferred: _____ %

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 _____ Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: West Ridge Homes, Inc. et al
 Address: P.O. Box 1422
 City: Gardnerville
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Steve Flesman et al
 Address: 501 Beelard Dr
 City: Vacaville
 State: CA Zip: 95687

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02108227-010-DC1
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED