

DOUGLAS COUNTY, NV
RPTT:\$3724.50 Rec:\$40.00
\$3,764.50 Pgs=2
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2022-980745

02/03/2022 03:47 PM

WHEN RECORDED MAIL TO:
Timothy Scott Smith
Joyce Rae Smith
726 Lipizzan Ct
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2104834-RLT

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.: 1220-24-601-064
R.P.T.T. \$3,724.50

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 Timothy Scott Smith and Joyce Rae Smith Husband and Wife as Joint Tenants with righ of survivorship

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

PARCEL A:

Parcel 3 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.

PARCEL B:

Together with a 50 foot wide private reciprocal access, fire access and maintenance easement as depicted on the Parcel Map for WEST RIDGE HOMES, INC., according to the map thereof, filed 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.

West Ridge Homes, Inc., a Nevada Corporation

Peter Beekhof
By: Peter Beekhof, President

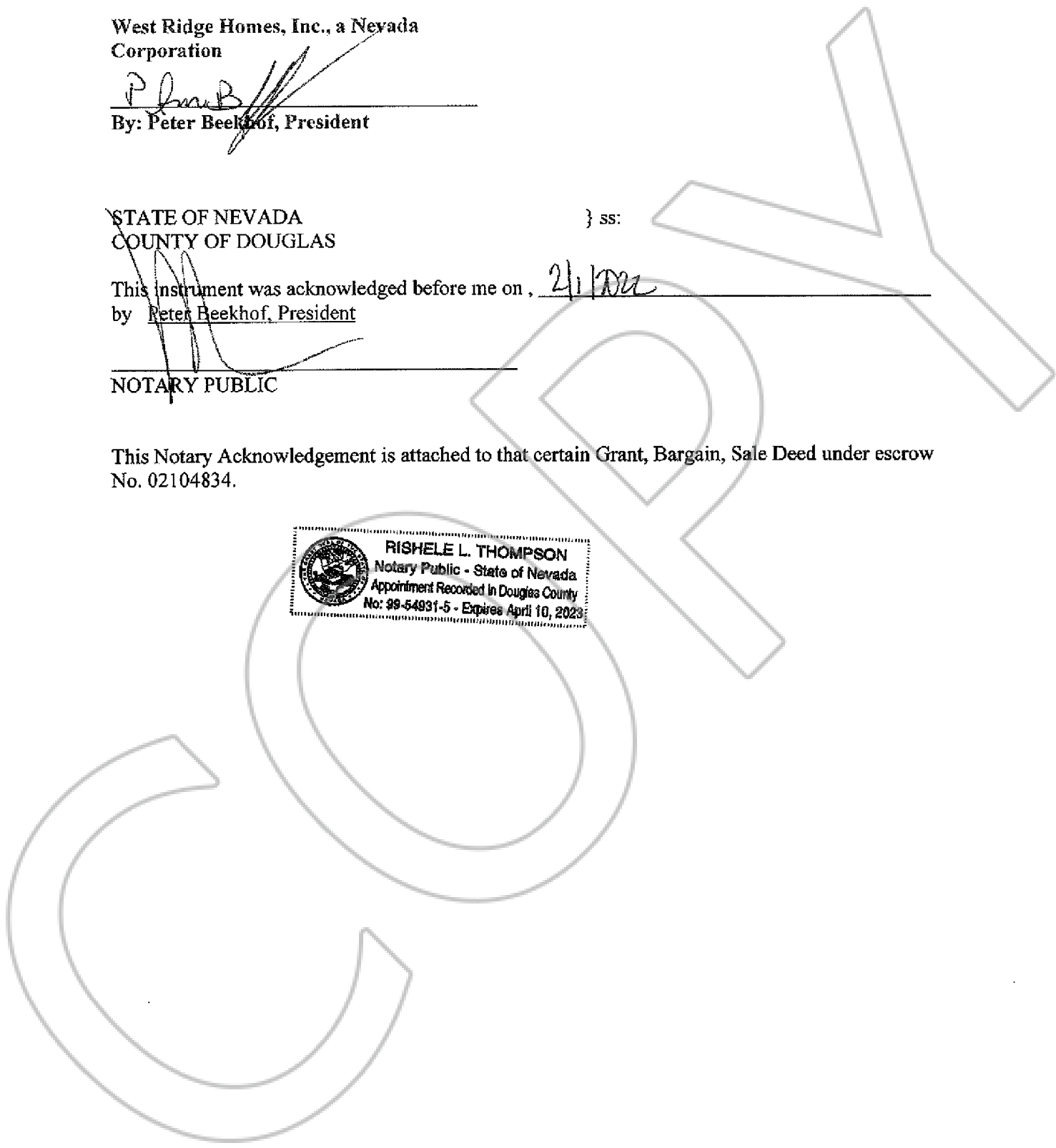
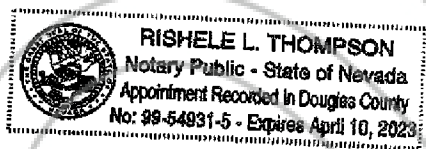
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 2/1/22
by Peter Beekhof, President

[Signature]
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02104834.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-24-601-064
 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
 i. Other _____

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

3. a. Total Value/Sales Price of Property: \$ 954,900.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 954,900.00
 d. Real Property Transfer Tax Due: \$ 3,724.50

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 [Signature] Capacity Agent
 Signature _____ Capacity _____

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

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Timothy Scott Smith and Joyce Rae Smith
 Address: 726 Lipizzan Ct
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02104834-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED