DOUGLAS COUNTY, NV RPTT:\$2891.85 Rec:\$40.00

2022-984449

\$2.931.85 Pgs=2 05/02/2022 03:02 PM

STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-24-701-07	71						
R.P.T.T.	\$2,891.85	•						
File No.:	1412332 sa	•						
Recording Requested By:								
Stewart Title Company								
Mail Tax Sta	tements To:	Same as below						
When Recorded Mail To:								
Brian Hoskin and Linda Hoskin								
680 Mustang	Lane							
Gardnerville.	NV 89460							

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That West Ridge Homes Inc., a Nevada Corporation for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Brian Hoskin and Linda Hoskin, husband and wife as joint tenants, 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 D4B as shown on Parcel Map No. 3 (DP 19-0421) for West Ridge Homes, Inc., filed for record in the office of the Douglas County Recorder, State of Nevada, on November 16, 2020 as Document No. 2020-956480, Official Records.

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.

Grantor/Seller, West Ridge Homes Inc, a Nevada corporation to retain title to any and all portions of State of Nevada Water Right Permit No. 24674.

Dated:

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

West Ridge Homes Inc., a Nevada Corporation By: Peter M. Beekkof, President	
State of Nevada)) ss	\\\
County of Douglas)	_\.\
This instrument was acknowledged before me on the day of Hori By: Peter M. Beekhof as President of West Ridge Homes Inc, a Nevada Corporation	, 2022
Signature: Notary Public Sherry Ackermann My Commission Expires: 4-210-2025	
SHERRY ACKERMANN Notary Public - State of Nevada Appointment Recorded in Douglas County No: 05-96319-5 - Expires April 26, 2025	

STATE OF NEVADA DECLARATION OF VALUE FORM

 Assessor Parcel Number 	er(s)				Λ
a) <u>1220-24-701-071</u>					/\
b)				(
c)					\ \
d)					\ \
2. Type of Property:					\ \
a.⊟ Vacant Land	b.⊠ Single Fam. Res.	FOF	RECORDER	RS OPTION/	AL USE ONLY
c. ☐ Condo/Twnhse	d. ☐ 2-4 Plex	Boo	k	Pag	e:
e.□ Apt. Bldg.	f. 🗆 Comm'l/Ind'i	Date	of Recording	g:	_ \ \
g.□ Agricultural	h. ☐ Mobile Home	Note	es:		
☐ Other					1
					/
3. a. Total Value/Sales Price			453.00	<u>-</u> -	
	osure Only (value of propert)	
c. Transfer Tax Value:	a Tau Dua		453.00	<u> </u>	
d. Real Property Transfe	r rax Due	\$ <u>2,89</u>	1.85		
4. If Exemption Claimed	. (<	1	1	
	ption per NRS 375.090, Se	ction	J	J	
b. Explain Reason for		-		/	
,				/	
5. Partial Interest: Percer	ntage being transferred: 10	0 %	V /	-	
The undersigned declares a	and acknowledges, under p	enalty of	perjury, pursu	uant to NRS	375.060
and NRS 375.110, that the	information provided is cor	rect to the	best of their	information a	and belief.
and can be supported by do	ocumentation if called upon	to substa	intiate the infe	ormation pro	vided herein.
Furthermore, the parties ag	ree that disallowance of an	y claimed	exemption, of	or other deter	rmination of
additional tax due, may res	ult in a penalty of 10% of th	e tax due	plus interest	at 1% per m	onth. Pursuant
to NRS 375.030, the Buyer	and Seller shall be jointly a	and severa	ally liable for a	any additiona	al amount owed.
· · · · · · · · · · · · · · · · · · ·		\.\			~
Signature OH		_ Capac	ity <u>G</u>	rantor <u>7</u> 5	<u>CITOU</u>
\ \		\	1		
Signature		Capac	ity <u>G</u>	rantee	
	\		1		
SELLER (GRANTOR) INFO	ORMATION	BUVE	R (GRANTEE	E) INICODALA	TION
(REQUIRED)	SIGNIFICIA	BUIL	(REQUI		TION
Print Name: West Ridge H	omes Inc. a Nevada	Print N	lame: Brian I		inda Hoskin
Corporation	onto mo, a restada	Addres		tang Lane	MIUG I IOSKIII
Address: P.O. Box 1422		City:	Gardnerville	 	
City: Gardnerville		State:	NV	Zip:	89460
	Zip: 89410				00 100
COMPANY/PERSON REQ	UESTING RECORDING (r	<u>equired</u> if	f not seller o	r buyer)	
Print Name: Stewart Title	e Company	Escrow			
Address: 1362 Hwy 395,	Suite 109				
City: Gardnerville					

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED