

DOUGLAS COUNTY, NV **2023-996069**  
RPTT:\$3744.00 Rec:\$40.00  
\$3,784.00 Pgs=2 **04/28/2023 03:09 PM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1420-29-711-007
<b>R.P.T.T.</b>	\$3,744.00
<b>File No.:</b>	1994148 SLA
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Barbara Bellina, Lance William Sims, and Shelly Lynn Sims	
614 Westwinds Drive	
Dayton, NV 89403	

## 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 **Barbara Bellina, a widow and Lance William Sims and Shelly Lynn Sims husband and wife all 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 situated in the County of Douglas, State of Nevada, described as follows:

Lot 38, in Block E of SARATOGA SPRINGS ESTATES, UNIT 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on June 16, 1990, in Book 690, Page 525, as Document No. 227472.

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: April 26, 2023

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

West Ridge Homes, Inc.. a Nevada Corporation

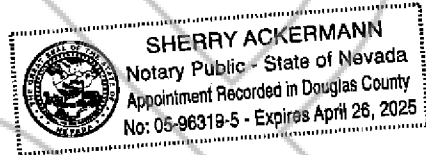
*Peter M. Beekhof, Jr.*  
BY: Peter M. Beekhof, Jr. President

State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 26 day of April, 2023  
By: Peter M. Beekhof, Jr. as President of West Ridge Homes, Inc.. a Nevada Corporation

Signature: *Sherry Ackermann*  
Notary Public

My Commission Expires: 4-26-2025



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-29-711-007  
 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                      \$ 960,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 960,000.00  
 d. Real Property Transfer Tax Due                              \$ 3,744.00

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 *Cynthia Haggard*                      Capacity                      Grantor Escrow  
 Signature \_\_\_\_\_                      Capacity                      Grantee

**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: Barbara Bellina, Lance William Sims, and Shelly Lynn Sims  
 Address: 614 Westwinds Drive  
 City: Dayton  
 State: NV                      Zip: 89403

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 1994148 SLA  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville                      State: NV                      Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED