

DOUGLAS COUNTY, NV
RPTT:\$1599.00 Rec:\$40.00
\$1,639.00 Pgs=3

2024-1009099

06/14/2024 09:28 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1320-06-001-002
R.P.T.T.: \$1,599.00
Escrow No.: 24041883-SA
When Recorded Return To:
Ksenia Timonina
925 Johnson Lane
Minden, NV 89423

Mail Tax Statements to:
Ksenia Timonina
925 Johnson Lane
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

West Ridge Homes Inc, a Nevada Corporation

do(es) hereby Grant, Bargain, Sell and Convey to

Ksenia Timonina, a single woman

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 7 day of June, 2024.

West Ridge Homes Inc, a Nevada Corporation

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

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 7 day of June, 2024, by Peter M. Beekhof, Jr., as President of West Ridge Homes Inc, a Nevada Corporation.

Cynthia Haggard
Notary Public

 CYNTHIA HAGGARD
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 21-3540-05 - Expires March 12, 2025

EXHIBIT "A"

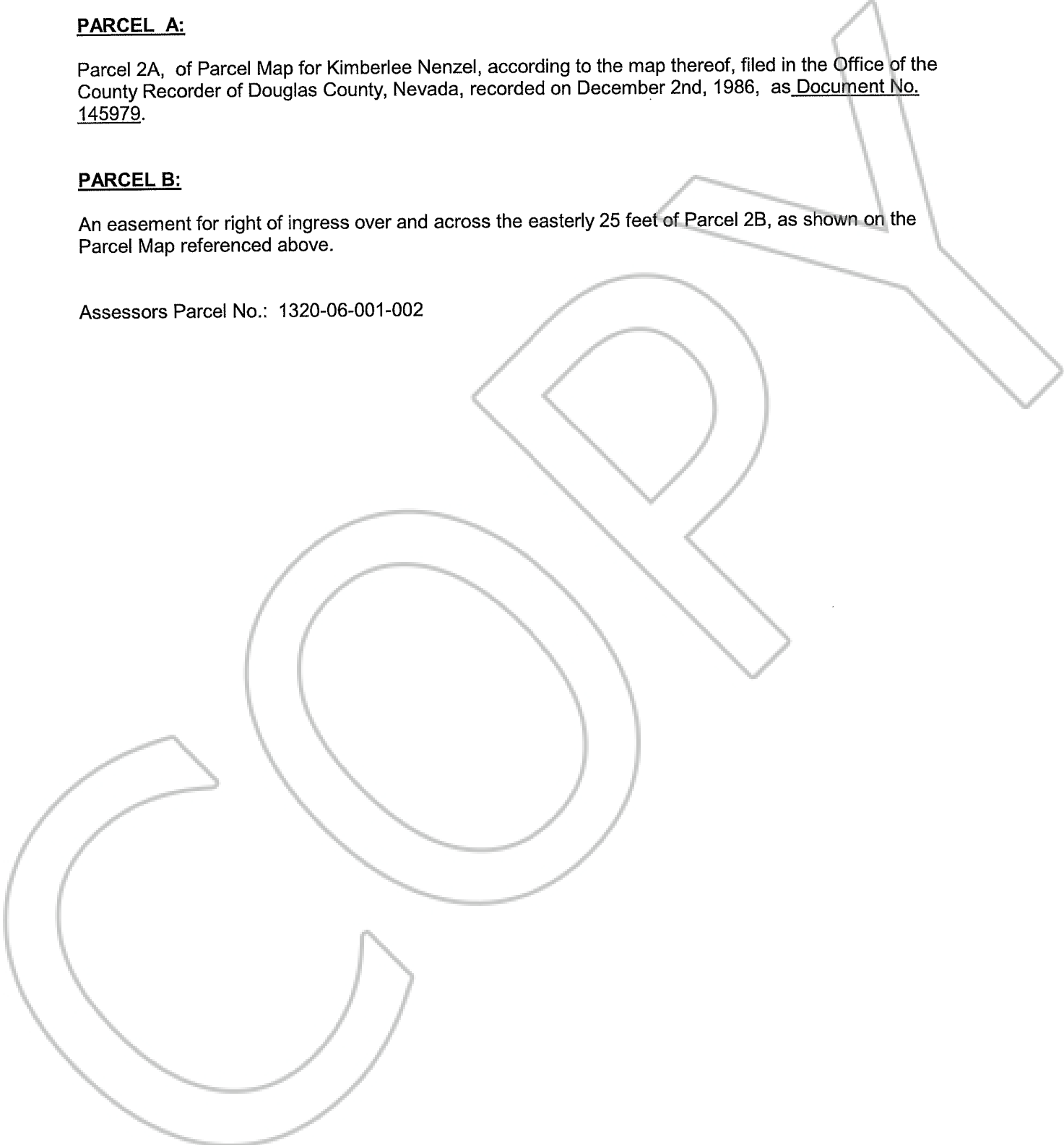
PARCEL A:

Parcel 2A, of Parcel Map for Kimberlee Nenzel, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on December 2nd, 1986, as Document No. 145979.

PARCEL B:

An easement for right of ingress over and across the easterly 25 feet of Parcel 2B, as shown on the Parcel Map referenced above.

Assessors Parcel No.: 1320-06-001-002



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-06-001-002
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument No.: _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sale Price of Property: \$410,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$410,000.00
 d. Real Property Transfer Tax Due: \$1,599.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Grantor [Signature]
 Signature: _____ Capacity: Grantee

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Ksenia Timonina
 Address: 925 Johnson Lane
 City: Minden
 State: Nevada Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: First Centennial Title Company of Nevada Esc. #: 24041883-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410