

DOUGLAS COUNTY, NV

**2024-1010642**

RPTT:\$819.00 Rec:\$40.00

\$859.00 Pgs=3

**08/01/2024 02:11 PM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

**SHAWNYNE GARREN, RECORDER**

APN: 1220-24-701-068

**R.P.T.T.: \$819.00**

Escrow No.: 24043059-SA

When Recorded Return To:

West Ridge Homes Inc, a Nevada Corporation

P.O. Box 1422

Gardnerville, NV 89410

Mail Tax Statements to:

West Ridge Homes Inc, a Nevada Corporation

P.O. Box 1422

Gardnerville, NV 89410

SPACE ABOVE FOR RECORDER'S USE

## **GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Dennis Johnsen and Lynn Johnsen, husband and wife, as joint tenants**

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

**West Ridge Homes Inc, a Nevada Corporation**

all that real property situated in the Town of Gardnerville, 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 29 day of July, 2024.

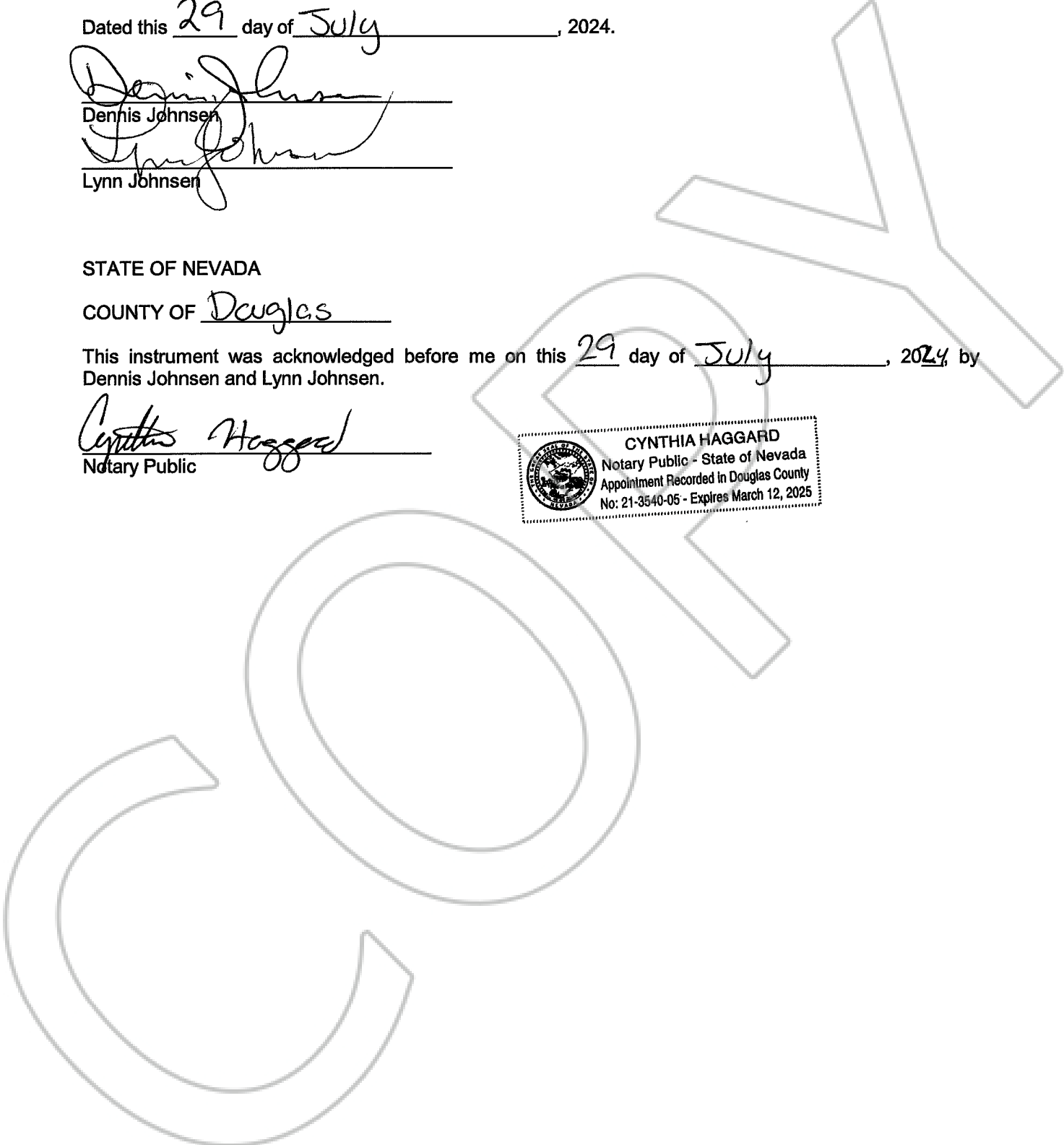
Dennis Johnsen  
Dennis Johnsen  
Lynn Johnsen  
Lynn Johnsen

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 29 day of July, 2024, by Dennis Johnsen and Lynn Johnsen.

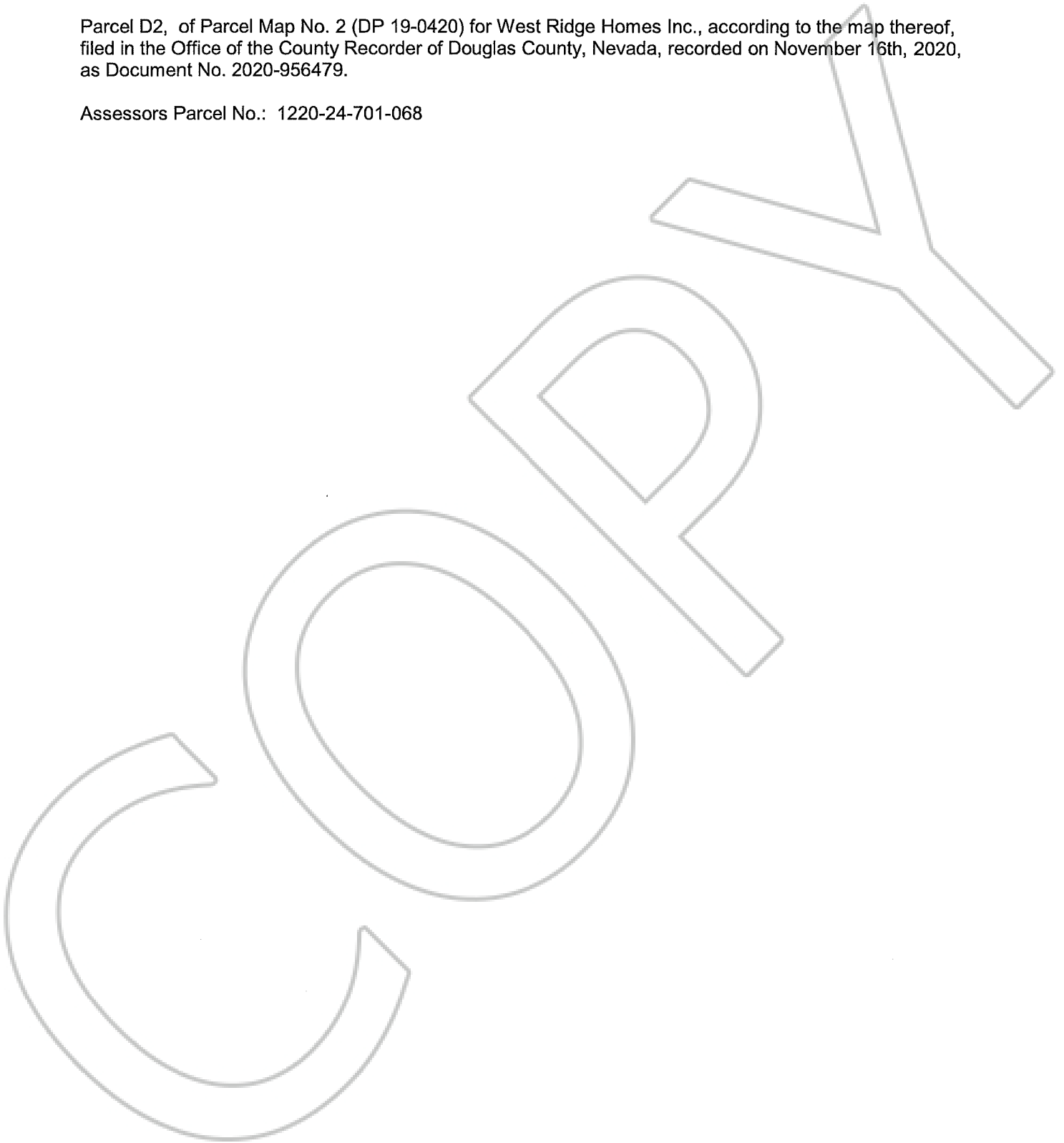
Cynthia Haggard  
Notary Public



**EXHIBIT "A"**

Parcel D2, of Parcel Map No. 2 (DP 19-0420) for West Ridge Homes Inc., according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on November 16th, 2020, as Document No. 2020-956479.

Assessors Parcel No.: 1220-24-701-068



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-24-701-068  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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

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

3. a. Total Value/Sale Price of Property: \$210,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$210,000.00  
 d. Real Property Transfer Tax Due: \$819.00

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: *Cynthia McGehee* Capacity: Grantor Escrow  
 Signature: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Dennis Johnsen and Lynn Johnsen  
 Address: 1818 E. Valley RD  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: West Ridge Homes Inc, a Nevada Corporation  
 Address: P.O. Box 1422  
 City: Gardnerville  
 State: Nevada Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: First Centennial Title Company of Nevada Esc. #: 24043059-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED