

DOUGLAS COUNTY, NV **2020-958520**  
RPTT:\$1657.50 Rec:\$40.00  
\$1,697.50 Pgs=3 **12/21/2020 09:34 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1420-08-212-024  
R.P.T.T.: \$1,657.50  
Escrow No.: 20011910-KS  
When Recorded Return To:  
Evan K. Ho and Patricia G. Ho  
3827 South Carson Street  
Carson City, NV 89701

Mall Tax Statements to:  
Evan K. Ho and Patricia G. Ho  
3827 South Carson Street  
Carson City, NV 89701

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Arthur D. Hill and Marlene J. Hill, husband and wife as joint tenants**

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

**Evan K. Ho and Patricia G. Ho, husband and wife, as joint tenants with right of survivorship**

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

Lot 7, in Block J, of the Amended Map of Sunridge Heights, Phase 5B, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on February 22nd, 1995, as Document No. 356642.

Assessors Parcel No.: 1420-08-212-024

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

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 20011910-KS

Dated this 17<sup>th</sup> day of December, 2020.

Arthur D. Hill  
Arthur D. Hill

Marlene J. Hill  
Marlene J. Hill

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Arthur D. Hill and Marlene J. Hill.

\_\_\_\_\_  
Notary Public

PLEASE SEE  
ATTACHED FOR  
NOTARIZATION

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of BUTTE )

On 10/17/2020 before me, D. S. KIDD II NOTARY PUBLIC

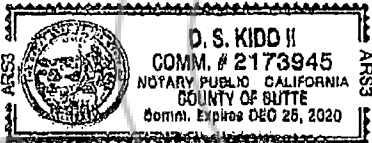
Date Here Insert Name and Title of the Officer

personally appeared ARON R D HILL & MARLENE J HILL  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: SALE DEED Document Date: 10/17/2020

Number of Pages: 2 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer -- Title(s): \_\_\_\_\_

Partner --  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer -- Title(s): \_\_\_\_\_

Partner --  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-08-212-024  
 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: \$425,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$425,000.00  
 d. Real Property Transfer Tax Due: \$1,657.50

4. IF EXEMPTION CLAIMED:  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 5. Partial Interest: Percentage Being Transferred: 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: Arthur D. Hill Capacity: \_\_\_\_\_ Grantor  
 Signature: Marlene J. Hill Capacity: \_\_\_\_\_ Grantee

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

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

Print Name: <u>Arthur D. Hill and Marlene J. Hill</u>	Print Name: <u>Evan K. Ho and Patricia G. Ho</u>
Address: <u>3169 Hillman Ave</u>	Address: <u>3827 South Carson Street</u>
City: <u>Alto, CO</u>	City: <u>Carson City</u>
State: <u>CO</u> Zip: _____	State: <u>Nevada</u> Zip: <u>89701</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20011910-KS  
 Address: 4870 Vista Blvd, Ste 110  
 City: Sparks State: NV Zip: 89436

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED