



KAREN ELLISON, RECORDER E05

FILED FOR RECORD AT REQUEST OF:
Peter V. Hawkins, P.S.
225 W. Main #200
Spokane, WA 99201

file #: 19-111

Personal Representative's Deed

Grantor:	The Estate of Scott G. Bishop, The Estate of Susan E. Bishop
Grantee:	Tyler Bishop
Parcel No:	1421-00-000- 017 2014
Abbreviated Legal:	1580 Sunrise Pass Rd

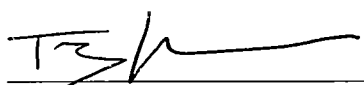
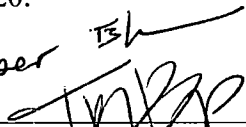
THE GRANTORS are the duly appointed Personal Representatives of the Estate of Scott G. Bishop, deceased and the Estate of Susan E. Bishop, deceased, for and in consideration of inheritance by beneficiary in hand paid, conveys, grants, bargains, sells, conveys, and confirms to Tyler Bishop, GRANTEE, the following described real estate, situate in the county of Minden, State of Nevada:

See Attachment A attached hereto and made a part hereof by reference.



The grantor for the Estate of Scott G. Bishop and the Estate of Susan E. Bishop and for their successors in interest does by these presents expressly limit the covenants of the Deeds to those herein expressed and excludes all covenants arising or to arise by statutory or other implication and does hereby covenant that against all persons whomsoever lawfully

claiming or to claim by, through or under said Grantor and not otherwise, will forever warrant and defend the said described real estate.

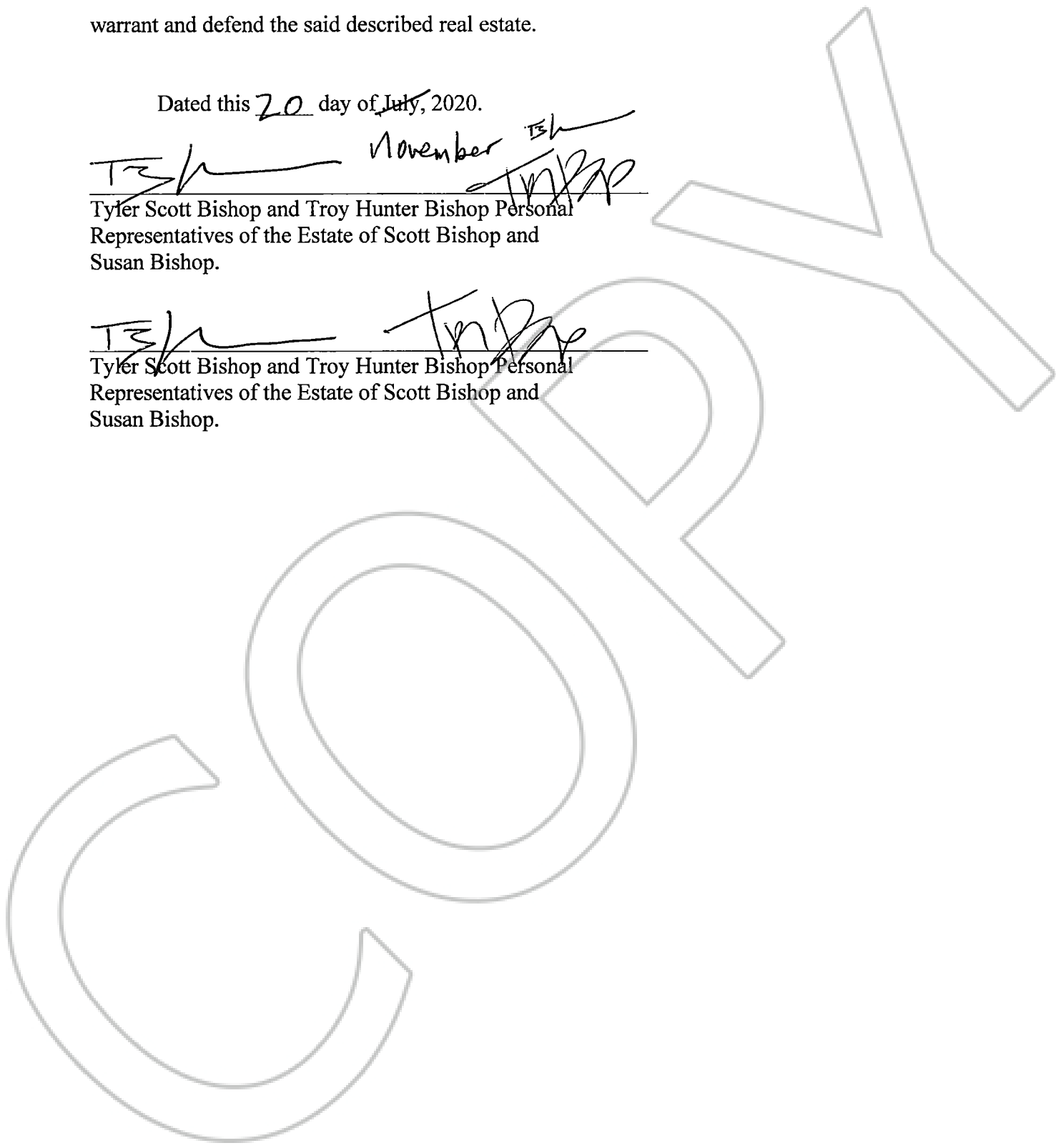
Dated this 20 day of ~~July~~, 2020.

 November 15th 

Tyler Scott Bishop and Troy Hunter Bishop Personal
Representatives of the Estate of Scott Bishop and
Susan Bishop.

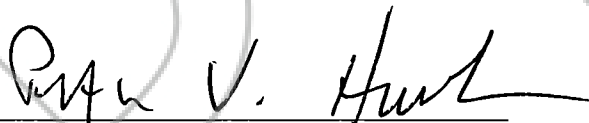
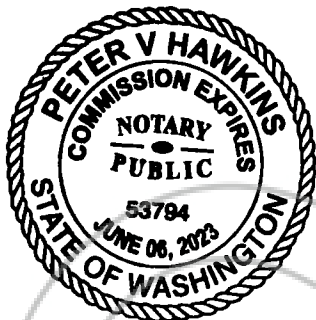
Tyler Scott Bishop and Troy Hunter Bishop Personal
Representatives of the Estate of Scott Bishop and
Susan Bishop.



STATE OF WASHINGTON)
)ss.
County of Spokane)

On this 20 day of February, 2020, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared Tyler Scott Bishop, to me known to be the person who signed as Personal Representative of the Estate of Scott G. Bishop and Susan E. Bishop, and who executed the within and foregoing instrument and acknowledged said instrument to be his/her free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that he/she was authorized to execute the said instrument as Personal Representative of the Estate(s).

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

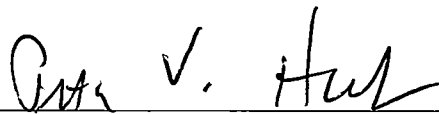
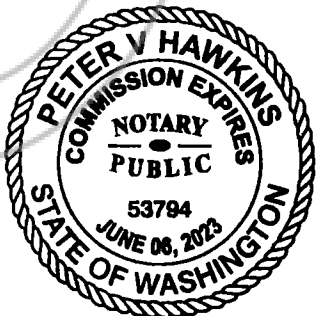


Peter V. Hawkins
Notary Public in and for the State of
Washington, residing at Spokane.
My Appointment Expires: 06/06/2023

STATE OF WASHINGTON)
)ss.
County of Spokane)

On this 20 day of February, 2020, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared Troy Hunter Bishop, to me known to be the person who signed as Personal Representative of the Estate of Scott G. Bishop and Susan E. Bishop, and who executed the within and foregoing instrument and acknowledged said instrument to be his/her free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that he/she was authorized to execute the said instrument as Personal Representative of the Estate(s).

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.



Peter V. Hawkins

Notary Public in and for the State of
Washington,
residing at Spokane.
My Appointment Expires: 06/06/2023

19-011pr deed

COPY

Exhibit "A"

The land referred to herein is situated in the State of Nevada, County of Douglas described as follows:

A parcel of land, located in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31, Township 14.N., R. 21 E., M.D.B. &M., Douglas County, Nevada, more particularly described as follows:

Commencing at a found brass cap, which is the West $\frac{1}{4}$ corner of Section 31, T. 14 N., R21 E., M.D.B&M., proceed No. 86 degrees 50'E., 1,176.59 feet; thence N. 00 degrees 08'30" W., 1,1628.46(sic) 1,162.84 feet to the true point of Beginning, which is the Northwest corner of the parcel;

thence N. 86 degrees 50' 58' .:E. 646.52 feet to the Northeast corner;

thence S. 00 degrees 08"30'E., 337.34 feet, to the Southeast corner,

thence S. 86 degrees 50' 50" W. 646.52 feet, to the Southwest corner;

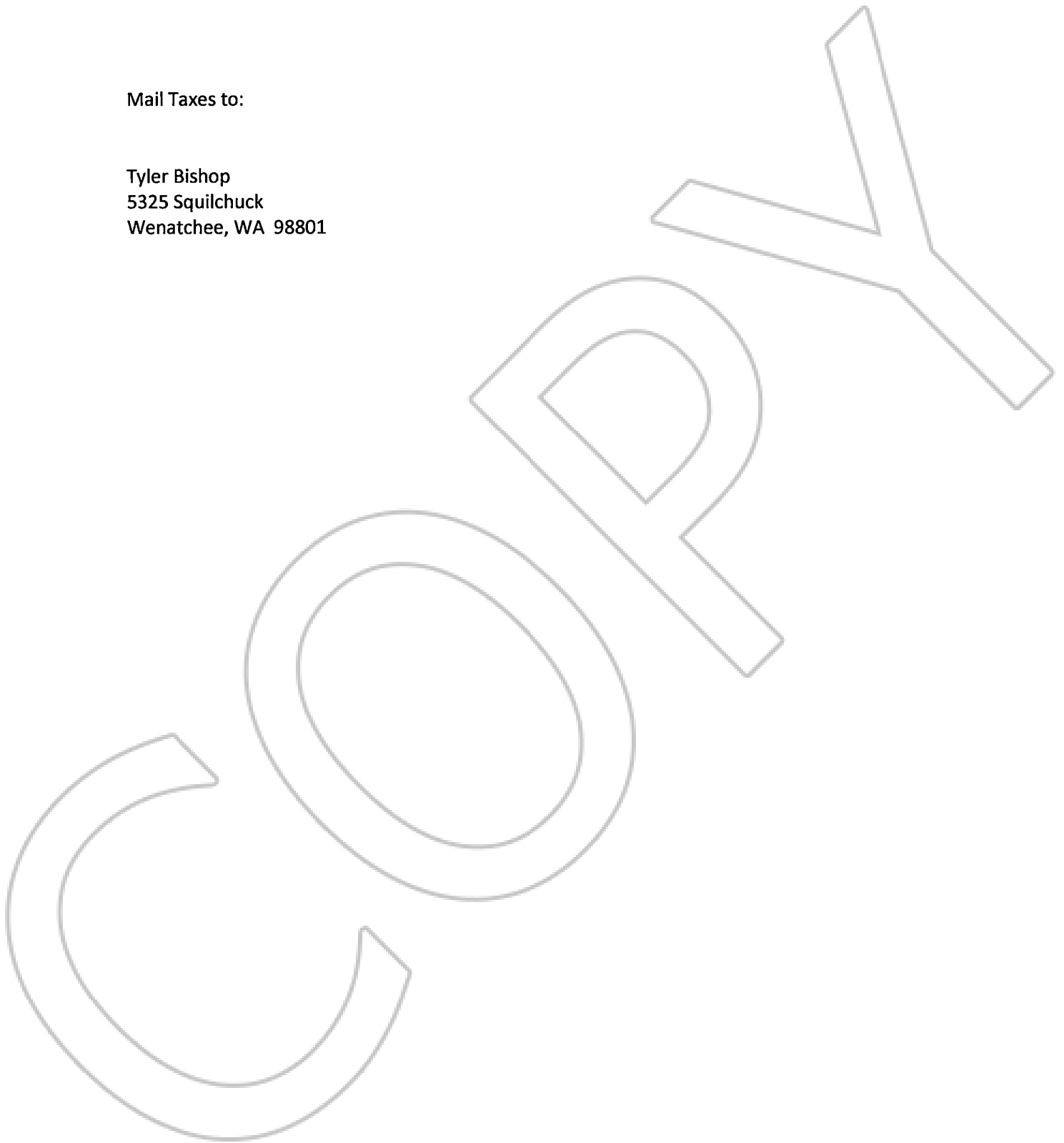
thence N. 00 degrees 08'30" W 337.34 feet to the True Point of Beginning.

Reference is made to the Parcel Map filed November 2, 1977, File No. 14662.

The above metes and bound description appeared previously in that certain document recorded September 20, 2001 in Book 901, Page 4625 as Instrument No. 523115.

Mail Taxes to:

Tyler Bishop
5325 Squilchuck
Wenatchee, WA 98801



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s) ²
a) 1421-00-0002-014
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
i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ _____
Deed in Lieu of Foreclosure Only (value of property) (_____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ -0-

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # 5
b. Explain Reason for Exemption: inheritance - parent to child

5. Partial Interest: Percentage being transferred: _____ %

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 Peter V. Hawkins Capacity Att for estate

Signature _____ Capacity _____

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

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

Print Name: Estate of Scott/Susan Bishop
Address: 225 W. Main #200
City: Spokane
State: WA Zip: 99201

Print Name: Tyler Bishop
Address: 5325 Squil Chuck
City: Wenatchee
State: WA Zip: 98801

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Peter V. Hawkins AH Escrow # 19-111
Address: 225 W. Main #200
City: Spokane State: WA Zip: 99201

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)