

DOUGLAS COUNTY, NV
RPTT:\$1647.75 Rec:\$40.00
\$1,687.75 Pgs=2
2021-967664
05/18/2021 02:59 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1320-30-713-001
R.P.T.T.	\$1,647.75
File No.:	1186663 SA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
The Janice M. Hoquette Trust dated January 15, 2019	
1690 W. Minden Village Loop	
Minden, NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Matthew A Azevedo and Doris M. Azevedo, husband and wife as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Janice M. Hoquette, Trustee of **The Janice M. Hoquette Trust dated January 15, 2019**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 1 as set forth on Final Subdivision Map PD #03-007-1 for MINDEN VILLAGE, a Planned Unit Development, filed for record in the office of the Douglas County Recorder, State of Nevada, on August 23, 2004, in Book 804, Page 9492, as Document No. 622268, of Official Records.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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: May 13, 2021

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

Matthew A Azevedo

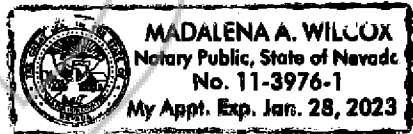
Doris M. Azevedo

State of Nevada)
) ss
County of Clark)

This instrument was acknowledged before me on the 13th day of May, 2021
By: Matthew A Azevedo. and Doris M. Azevedo

Signature: Madalena A Wilcox
Notary Public

My Commission Expires: Jan 28, 2023



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-30-713-001
 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 \$ 422,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 422,500.00
 d. Real Property Transfer Tax Due \$ 1,647.75

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 *Matthew Azevedo* Capacity Grantor *Escrow*
 Signature _____ Capacity Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Matthew A Azevedo. and Doris M. Azevedo
 Address: 2954 Hidden Hollow Circle
 City: Logandale
 State: NV Zip: 89021

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: The Janice M. Hoquette Trust dated January 15, 2019
 Address: 1690 W. Minden Village Loop
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1186663 SA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED