

A.P.N.: 0923-17-000-009  
File No: 143-2637624 (mk)  
R.P.T.T.: \$#7

When Recorded Mail To: Mail Tax Statements To:  
Bradley Hoyt  
1448 Patricia  
Gardnerville, NV 89460

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

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Susan I. Hoyt and Sandy Turkington, CO-Trustees of The Elza & Doris Turkington Living Trust under agreement dated February 11, 203 and restated March 6, 2006

do(es) hereby *GRANT, BARGAIN and SELL* to

Bradley Hoyt, a single man

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

**THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 23 EAST, M.D.B. & M.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

This document was executed  
in counter-part and  
shall be deemed as one.



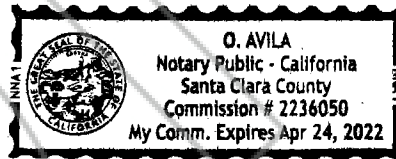
Susan I. Hoyt  
Susan I. Hoyt, Co-Trustee *S. Hoyt*

\_\_\_\_\_  
Sandy Turkington, Co-Trustee

STATE OF *California* )  
COUNTY OF *Santa Clara* ) ss.

This instrument was acknowledged before me on October 28, 2021 by  
**Susan I. Hoyt**, *Co-trustee*

*O. Avila*  
Notary Public *O. Avila*  
(My commission expires: Apr 24, 2022)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2637624.

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

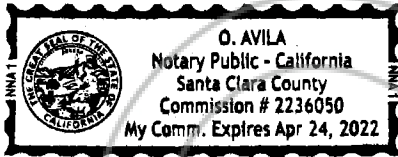
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Santa Clara )  
On October 28, 2021 before me, O. Avila, notary public,  
Date Here Insert Name and Title of the Officer  
personally appeared Susan I. Hoyt  
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 [Handwritten Signature]  
Signature of Notary Public  
O. Avila

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: Grant, Bargain and Sale Deed  
Document Date: 10/28/2021 Number of Pages: 3  
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**

1. Assessor Parcel Number(s)  
 a) 0923-17-000-009  
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust ok - js</u>	

3. a) Total Value/Sales Price of Property: \$0  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$0  
 d) Real Property Transfer Tax Due \$0

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090, Section: 7  
 b. Explain reason for exemption: from Trust to son for no consideration

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: *Mitchell* Capacity: *agent*  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Susan I. Hoyt and Sandy  
 Turkington, CO-Trustees of The  
 Elza & Doris Turkington Living  
 Trust under agreement dated  
 February 11, 2003 and restated  
 March 6, 2006  
 Print Name: March 6, 2006  
 Address: 1271 Poplar Ave #107  
 City: Sunnyvale  
 State: CA Zip: 94086

Bradley Hoyt  
 1448 Patricia Dr  
 Print Name: Bradley Hoyt  
 Address: 1448 Patricia Dr  
 City: Gardnerville  
 State: NV Zip: 89460

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

First American Title Insurance  
 Print Name: Company File Number: 143-2637624 mk/ mk  
 Address 1663 US Highway 395, Suite 101  
 City: Minden State: NV Zip: 89423