

DOUGLAS COUNTY, NV **2022-981100**  
RPTT:\$1287.00 Rec:\$40.00  
\$1,327.00 Pgs=2 **02/11/2022 03:59 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

A.P.N. No.:	1022-09-002-070
R.P.T.T.	\$1,287.00
File No.:	1552913 WLD
Recording Requested By:	
	Stewart Title Company
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Zachariah Reed Hoots and Kelsey Hoots	
3169 Arden way	
Wellington, NV 89444	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **John Scott Hamilton, a married man as his sole and separate property** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Zachariah Reed Hoots and Kelsey Hoots, husband and wife, as Community Property with Right of Survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 16 as shown on the plat of TOPAZ RANCH ESTATES UNIT NO. 3, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 31, 1969, in Book 1 of Maps, Page 221, as Document No. 44091.

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: January 25, 2022

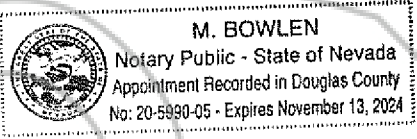
SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

John Scott Hamilton  
John Scott Hamilton

State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 27<sup>th</sup> day of JANUARY, 2022  
By: John Scott Hamilton

Signature: M. Bowlen  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1022-09-002-070  
 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                      \$ 330,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 330,000.00  
 d. Real Property Transfer Tax Due                              \$ 1,287.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 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 M Bowden    Capacity Escrow Agent  
 Signature \_\_\_\_\_    Capacity \_\_\_\_\_

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

Print Name: John Scott Hamilton  
 Address: 177 Dry Canyon Road  
 City: Coleville  
 State: CA                                      Zip: 96107

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

Print Name: Zachariah Reed Hoots and Kelsey Hoots  
 Address: 3769 Arden Way  
 City: Wellington  
 State: NV                                      Zip: 89444

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

Print Name: Stewart Title Company                      Escrow # 1552913 WLD  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville    State: NV                                      Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED