

DOUGLAS COUNTY, NV  
RPTT:\$2028.00 Rec:\$40.00  
\$2,068.00 Pgs=3

**2022-983956**  
04/20/2022 01:47 PM

SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

**A.P.N.: 1220-22-410-055**

**RECORDING REQUESTED BY:**  
Signature Title Company LLC  
212 Elks Point Road, Suite 445, P.O. Box 10297  
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:**

Julianne Hoult and Kelsey S Hoult  
2479 N Rd 1 E  
Chino Valley, AZ 86323

**Escrow No.: ZC3336-JL**

RPTT \$2,028.00

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

THIS INDENTURE WITNESSETH: That

**Shelley Baker Kyle, An Unmarried Woman**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,  
Bargain, Sell, and Convey to:

**Julianne Hoult and Kelsey S Hoult, wife and husband as Joint Tenants**

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

**See Attached Exhibit "A"**

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

**Signature Page attached and made a part hereof.**

Shelley Baker Kyle  
Shelley Baker Kyle

STATE OF NEVADA }  
COUNTY OF DOUGLAS } SS:

This instrument was acknowledged before me on 4/12/2022

by SHELLEY BAKER KYLE

N. Frey (seal)  
Notary Public



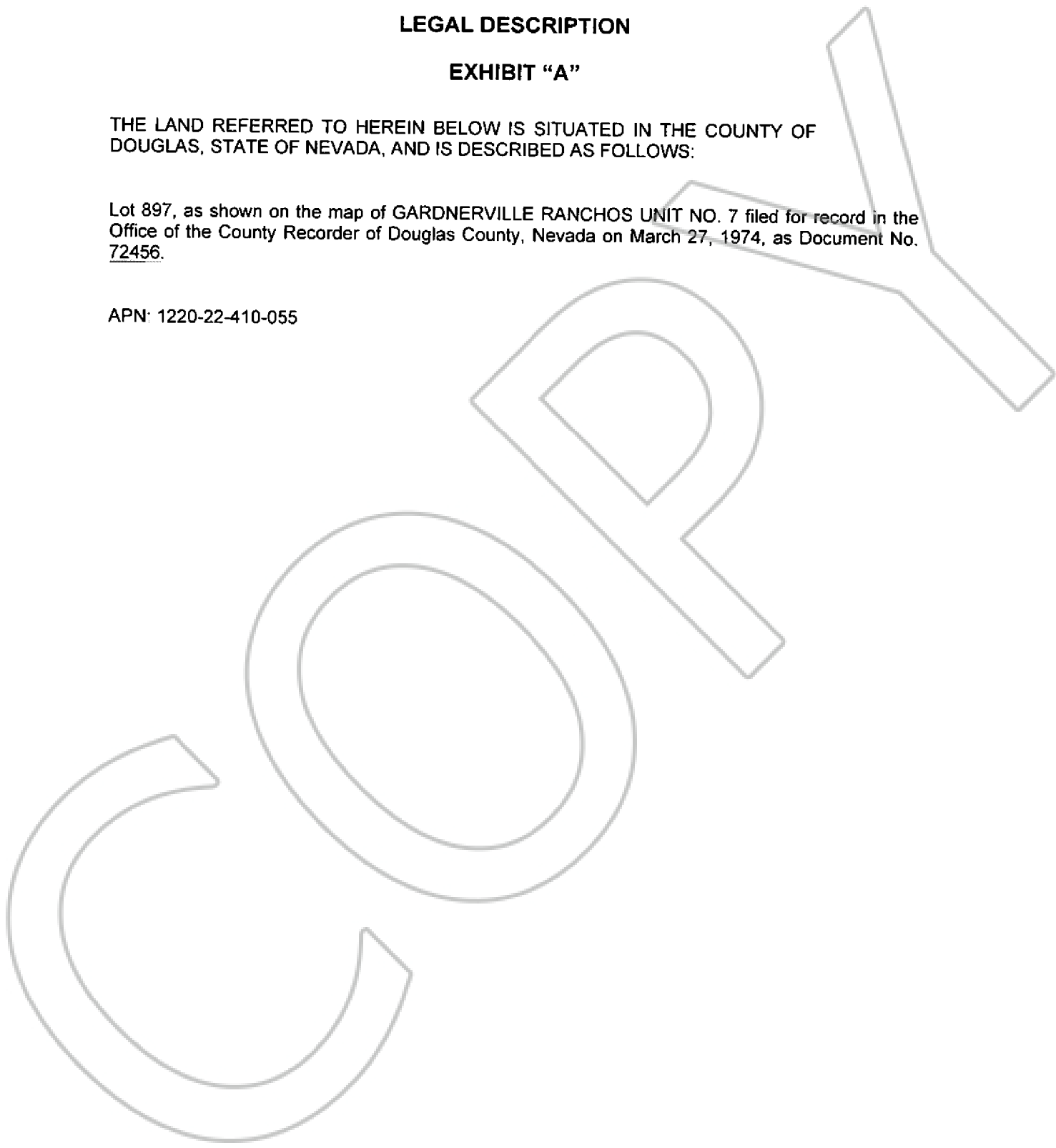
**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 897, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7 filed for record in the Office of the County Recorder of Douglas County, Nevada on March 27, 1974, as Document No. 72456.

APN: 1220-22-410-055



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1220-22-410-055
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land Res.
- 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 RECORDER'S 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) \$520,000.00  
 Transfer Tax Value \$520,000.00  
 Real Property Transfer Tax Due: \$2,028.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: 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 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 [Signature] Christine Adams - Agent

Signature \_\_\_\_\_ Grantee

**SELLER (GRANTOR) INFORMATION**

(Required)

Print Name: Shelley Baker Kyle  
 Address: 621 Kim Court  
Gardnerville, NV 89460

**BUYER (GRANTEE) INFORMATION**

(Required)

Print Name: Julianne Hoult  
 Address: 2479 N Rd 1 E  
Chino Valley, AZ 86323

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

Print Name: Signature Title Company LLC Escrow #: ZC3336-JL  
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**