

DOUGLAS COUNTY, NV

**2022-984566**

RPTT:\$727.35 Rec:\$40.00

\$767.35 Pgs=2

**05/05/2022 10:07 AM**

TICOR TITLE - CC (NVTH3K)

**KAREN ELLISON, RECORDER**

**WHEN RECORDED MAIL TO:**

Ada Eschen, Trustee of the Ada Eschen Living Trust  
dated June 15, 2018, and any amendments thereto  
3512 Pony Express Road  
South Lake Tahoe, CA 96150

**MAIL TAX STATEMENTS TO:**

Same as above

Escrow No. 2202017-DKD

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1420-07-411-014

R.P.T.T. \$ 727.35

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Daniel L. Van Hooser and Janet A. Van Hooser, husband and wife, as joint tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Ada Eschen, Trustee of the Ada Eschen Living Trust dated June 15, 2018, and any amendments thereto

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

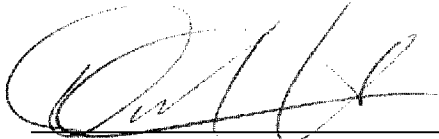
Lot 52 of RIDGEVIEW ESTATES, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 27, 1972 as Document No. 63503.

Together with an undivided 1/83rd interest in and to all the common area, shown as "Parcel A" as set forth on said subdivision.

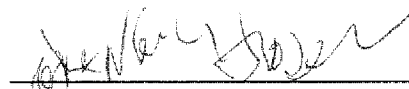
Excepting therefrom all minerals and mineral rights.

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

Signature and notary acknowledgement on page two.



**Daniel L. Van Hooser**

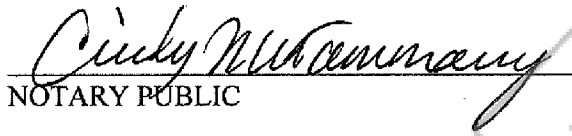


**Janet A. Van Hooser**

STATE OF NEVADA  
COUNTY OF CARSON CITY

} ss:

This instrument was acknowledged before me on , May 3rd, 2022  
by Daniel L. Van Hooser and Janet A. Van Hooser

  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02202017.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1420-07-411-014  
 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. a. Total Value/Sales Price of Property: \$ 186,500.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 186,500.00  
 d. Real Property Transfer Tax Due: \$ 727.35

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 [Signature] Capacity Grantor  
 Signature [Signature] Capacity Grantor

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Daniel L. Van Hooser Janet A Hooser  
 Address: 3447 Tourmaline Dr  
 City: Carson City  
 State: NV Zip: 89705

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Ada Eschen  
 Address: 3512 Pony Express Road  
 City: South Lake Tahoe  
 State: CA Zip: 96150

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02202017-010-DKD  
 Address: 307 W. Winnie Lane Suite #1  
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED