

**APN: 1319-19-213-003**

After Recording, Mail to:

Ellen S. Hoover  
19404 Wyatt Rd.  
Sonoma, CA 95476

Mail Tax Statements to:

Same as above



KAREN ELLISON, RECORDER

E07

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The undersigned affirms that this document, and all exhibits which may be attached hereto, DOES contain the social security number of any person, pursuant to NRS 443.380.

## **PERSONAL REPRESENTATIVES DEED**

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1 APN: 1319-19-213-003  
2 CASE NO. 2022-PB-00078  
3 DEPT. NO. I  
4  
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7 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**  
8 **IN AND FOR THE COUNTY OF DOUGLAS**

9 \* \* \* \* \*

10 In the Matter of the Estate of

11 **SIDNEY H. HOOVER, also known as SIDNEY HOOVER,** **PERSONAL REPRESENTATIVE'S DEED**  
12 **Deceased.**

13 \_\_\_\_\_  
14 Deed made on October 27, 2022, between ELLEN S. HOOVER, Personal  
15 Representative of the Last Will and Testament of SIDNEY H. HOOVER, also known as  
16 SIDNEY HOOVER, Deceased, herein referred to as Personal Representative, and ELLEN  
17 S. HOOVER, Trustee of the Sidney and Ellen Hoover Living Trust dated February 25, 2005,  
18 herein referred to as Grantee.

19 In consideration of Ten Dollars (\$10.00) paid to Personal Representative by Grantee,  
20 the receipt of which is acknowledged, Personal Representative hereby conveys to Grantee,  
21 as its sole and separate property, its heirs and assigns, the following real property:

22 All that certain lot, piece or parcel of land situate in the County of Douglas, State of  
23 Nevada:

24 An undivided 30.89% interest in real property more particularly described as  
25 follows:

26 Lot 5, in Block A, as shown on the Amended Map of Zephyr Cove  
27 Properties, Inc., in Sections 9 and 10, Township 13 North, Range 18 East,  
28 M.D.B.&M., filed in the Office of the County Recorder of Douglas County,  
Nevada on August 5, 1929.  
Excepting therefrom all that portion thereof, lying below the natural ordinary  
high water line of Lake Tahoe.

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APN 1318-10-310-005. Commonly known as 730 Lincoln Highway, Zephyr Cove, Nevada.

Per NRS 111.312, this legal description was previously recorded at Book 0214 on Page 187 as Document No. 0837712, on February 3, 2014.

Together with all appurtenances thereto, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and equity, which SIDNEY H. HOOVER, the testator, had in his lifetime and at the time of his death, and which the Personal Representative has, by virtue of the Will of SIDNEY H. HOOVRT, or otherwise, of, in, and to the above-granted premises, and every part and parcel thereof, with the appurtenances.

To have and to hold all the above-granted premises, together with the appurtenances, and every part thereof, to Grantee, his heirs and assigns forever.

Personal Representative, for herself, her heirs, and personal representatives, agrees with Grantee that she is lawfully the Personal Representative of the Last Will and Testament of SIDNEY H. HOOVER, and has the power to convey as aforesaid. Personal Representative further covenants that she has in all respects made this conveyance pursuant to the authority granted by the Will of SIDNEY H. HOOVER, and that she has not done or suffered any act since she became Personal Representative as aforesaid whereby the above-granted premises, or any part thereof, now are or at any time hereafter, shall or may be impeached, charged, or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, the Personal Representative has executed this Deed at Sonoma, CA (City & State), on the day and year first above written.

Ellen S. Hoover  
ELLEN S. HOOVER

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

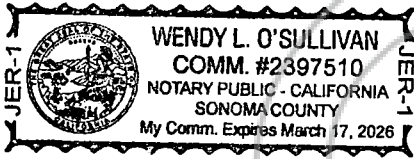
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Sonoma }

On October 27<sup>th</sup> 2022, before me, WENDY L. O'SULLIVAN, Notary Public,  
personally appeared Ellen S. Hoover

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 State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE [Handwritten Signature]

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of attached document**

Title or type of document: Personal Representatives Deed

Document Date: October 27<sup>th</sup> 2022 Number of Pages: \_\_\_\_\_

Signer(s) Other than Named Above: None

**STATE OF NEVADA  
DECLARATION OF VALUE**

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

- a) 1319-19-213-003
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	<u>ST - Trust OK.</u>

**3. Total Value/Sales Price of Property:**

\$ \_\_\_\_\_

Deed in Lieu of Foreclosure Only (value of property): \$ \_\_\_\_\_

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due: \$ \_\_\_\_\_

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: 7

b. Explain Reason for Exemption: This is a transfer from the Decedent's estate to his trust, without consideration, and a copy of the trust is provided concurrently

**5. Partial Interest: Percentage being transferred: 30.57%**

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 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 Personal Rep.

Signature: [Signature]

Capacity: Grantee, Trustee

**SELLER (GRANTOR) INFORMATION (Required)**

**BUYER (GRANTEE) INFORMATION (Required)**

Print Name: Ellen S. Hoover, Pers. Rep.

Print Name: Ellen S. Hoover, Trustee

Address: 19404 Wyatt Rd.

Address: 19404 Wyatt Rd.

Sonoma, CA 95476

Sonoma, CA 95476

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# \_\_\_\_\_

Address: P.O. Box 1987

City: Minden State: NV Zip: 89423