

APN: 1318-10-310-005.



After Recording, Mail to:

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

Mail Tax Statements to:

Same as above

SHAWNYNE GARREN, RECORDER

E07

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

## TRUST TRANSFER DEED

ELLEN S. HOOVER, Trustee of the Sidney and Ellen Hoover Living Trust dated February 25, 2005, hereby grants to ELLEN S. HOOVER, Trustee of the Hoover Family Trust dated October 25, 2022, the following described real property in the County of Douglas, State of Nevada:

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

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

Lot 5, in Block A, as shown on the Amended Map of Zephyr Cove Properties, Inc., in Sections 9 and 10, Township 13 North, Range 18 East, 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.

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 the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part.

IN WITNESS WHEREOF, the party of the first part has executed this conveyance on February 18, 2023.

Ellen S. Hoover  
ELLEN S. HOOVER, Trustee of the Sidney and Ellen Hoover Living Trust dated February 25, 2005

**ACKNOWLEDGMENT**

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 )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, 2023, before me, \_\_\_\_\_, (here insert name and title of the officer), personally appeared ELLEN S. HOOVER, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

**Notary Certificate Attached**  
\_\_\_\_\_  
NOTARY PUBLIC

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

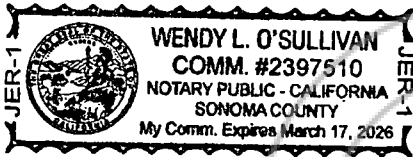
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Sonoma }

On February 18<sup>th</sup> 2023, 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: Trust Transfer Deed

Document Date: February 18<sup>th</sup> 2023 Number of Pages: \_\_\_\_\_

Signer(s) Other than Named Above: None

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. **Assessor Parcel Number(s)**  
 a) 1318-10-310-005  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	<u>Verified Trust - 9</u>

2. **Type of Property:**
- a)  Vacant Land      b)  Single Fam. Res.  
 c)  Condo/Twnhse      d)  2-4 Plex  
 e)  Apt. Bldg.      f)  Comm'/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 i)  Other \_\_\_\_\_

3. **Total Value/Sales Price of Property:**      \$ -0-  
 Deed in Lieu of Foreclosure Only (value of property):      \$ -0-  
 Transfer Tax Value:      \$ -0-  
 Real Property Transfer Tax Due:      \$ -0-

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: 7  
 b. Explain Reason for Exemption: This is a trust from a trust to another trust without consideration, and the certificates of trust are presented herewith

5. Partial Interest: Percentage being transferred: 30.89% %

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 Trustee  
 Signature: [Signature] Capacity: Grantee Trustee

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

Print Name: Ellen S. Hoover, Trustee  
 Address: 19404 Wyatt Rd.  
 City/State/Zip: Sonoma, CA 95476

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

Print Name: Ellen S. Hoover, Trustee  
 Address: 19404 Wyatt Rd.  
 City/State/Zip: 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