

APN: 005-110-01

Send Tax Statement To:

Aaron Clamp  
1287 35th Street  
Oakland, CA 94609

591157-PA

EUREKA COUNTY, NV	<b>2019-239978</b>
RPTT:\$11.70 Rec:\$35.00	
\$46.70 Pgs=3	12/27/2019 02:45 PM
STEWART TITLE ELKO	
LISA HOEHNE, CLERK RECORDER	

**GRANT, BARGAIN AND SALE DEED**

**THIS INDENTURE**, made and entered into as of the 21<sup>st</sup> day of December, 2019,

by and between the DEBRA ARMUTH, Personal Representative of the Estate of WILLIAM PATRICK HOOT, aka WILLIAM P. HOOT, aka PAT HOOT, aka PAT WILLIAM HOOT, who was an unmarried man at the time of death, and MICHAEL A. HOOT, a married man as his sole and separate property, Grantors; and AARON CLAMP, a single man, Grantee;

**WITNESSETH:**

**WHEREAS**, DEBRA ARMUTH was appointed as Personal Representative of the Estate of WILLIAM PATRICK HOOT, aka WILLIAM P. HOOT, aka PAT HOOT, aka PAT WILLIAM HOOT, Deceased by Order entered on May 13, 2019, and is now the duly qualified Personal Representative of this Estate; and

**WHEREAS**, a certified copy of her Letters of Administration has been recorded on October 17, 2019, as Document No. 2019-239625, Official Records, Eureka County Recorder's Office; and

**WHEREAS**, on the 17<sup>th</sup> day of December, 2019, the Personal Representative obtained an Order Confirming Sale of Real Property, entered by the Fourth Judicial District Court of the State of Nevada, in and for the County of Elko, in the Matter of the Estate of WILLIAM PATRICK HOOT, aka WILLIAM P. HOOT, aka PAT HOOT, aka PAT WILLIAM HOOT, Deceased, Case

Number PR-P1-19-39; a certified copy of said Order was recorded on December 27, 2019, as Document No. 2019-23996, Official Records, Eureka County Recorder's Office, Eureka, Nevada; and

**WHEREAS**, pursuant to said Order Confirming Sale of Real Property, the Personal Representative is instructed and authorized to execute and deliver this Deed to Grantee.

**NOW THEREFORE**, Grantors, for and in consideration of good and lawful consideration, to them in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said Grantee, and to the successors and assigns of the Grantee forever, all that certain real property situate, lying and being in the County of Eureka, State of Nevada, more particularly described as follows:

TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 25:  $W\frac{1}{2}NW\frac{1}{4}NW\frac{1}{4}NW\frac{1}{4}$

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom lying in and under said land as reserved by Southern Pacific Company, in Deed recorded August 23, 1959, in Book 25, Page 290, Deed Records of Eureka County, Nevada.

TOGETHER WITH any and all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditament and appurtenances thereunto belonging or in anywise appertaining, the reversion or reversions, remainders, rents, issues and profits thereof.

SUBJECT TO all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights of way of record.

**TO HAVE AND TO HOLD**, all and singular, the said premises, together with the appurtenances unto the said Grantee, and to the successors and assigns of the Grantee forever.

///


IN WITNESS WHEREOF, the said Grantors have hereunto set their hands as of the day and year first herein above written.

By: Debra Armuth  
DEBRA ARMUTH, Personal Representative  
for the Estate of WILLIAM PATRICK HOOT  
aka WILLIAM P. HOOT, aka PAT HOOT aka  
PAT WILLIAM HOOT, Deceased

Michael A. Hoot  
MICHAEL A. HOOT

STATE OF NEVADA )  
: SS.  
COUNTY OF ELKO )

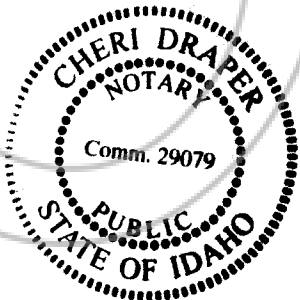
On this 27<sup>th</sup> day of December, 2019, personally appeared before me, a Notary Public, DEBRA ARMUTH, known or proved to me to be said person, who acknowledged that she executed the foregoing instrument in her fiduciary capacity as Personal Representative for the ESTATE OF WILLIAM PATRICK HOOT, aka WILLIAM P. HOOT, aka PAT HOOT, aka PAT WILLIAM HOOT, Deceased.

 Notary Public- State of Nevada  
County of Elko  
**PAMELA J. AGUIRRE**  
No. 99-56153-6 My Commission Expires October 28, 2023

[Signature]  
NOTARY PUBLIC  
Commission Expires 10/28/23

STATE OF IDAHO )  
: SS.  
COUNTY OF ADA )

On this 21<sup>st</sup> day of DECEMBER, 2019, personally appeared before me, a Notary Public, MICHAEL A. HOOT, known or proved to me to be said person, who acknowledged that he executed the foregoing instrument.

 CHERI DRAPER  
NOTARY  
Comm. 29079  
PUBLIC  
STATE OF IDAHO

Cheri Draper  
NOTARY PUBLIC  
Commission Expires 12-23-2021

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 005-110-01
- 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'/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 \$ 3,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ( )
- c. Transfer Tax Value: \$ 3,000.00
- d. Real Property Transfer Tax Due \$ 11.70

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 \_\_\_\_\_ Capacity \_\_\_\_\_ Grantor \_\_\_\_\_

Signature *Debra Armuth* Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

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

Print Name: Debra Armuth, Personal Representative of the Estate of William P Hoot, an unmarried man, deceased, ET AL

Address: 540 Court Street, Suite 105

City: Elko

State: NV Zip: 89801

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

Print Name: Aaron Clamp

Address: 687 35th Street

City: Oakland

State: CA Zip: 94609

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

Print Name: Stewart Title Company Escrow # 591157 PA

Address: 810 Idaho St

City: Elko State: NV Zip: 89801