

APN: 005-090-42

Send Tax Statement To:

Nitin Gupta
108 Chandler Drive #A
Greenville, NC 27834

RPTT \$ 19.50

EUREKA COUNTY, NV	2019-239983
RPTT:\$19.50 Rec:\$35.00	
\$54.50 Pgs=4	12/30/2019 11:59 AM
STEWART TITLE ELKO	
LISA HOEHNE, CLERK RECORDER	

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 13th 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 NITIN GUPTA, 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 27th day of November, 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 30, 2019, as Document No 2019-239981, 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: NE $\frac{1}{4}$ SW $\frac{1}{4}$

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.

FURTHER EXCEPTING THEREFROM all oil, gas and mineral rights as reserved by Charles F. Janacek and Mae Janacek, husband and wife, in Deed recorded June 17, 1968, in Book 24, Page 344, Official 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.

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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.

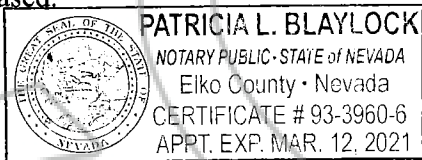
IN WITNESS WHEREOF, the said Grantors have hereunto set their hands as of the day and year first herein above written.

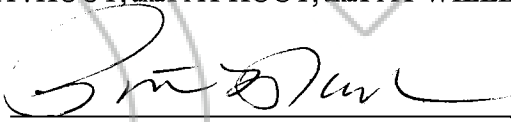
By 
DEBRA ARMUTH, Personal Representative
for the Estate of WILLIAM PATRICK HOOT
aka WILLIAM P. HOOT, aka PAT HOOT aka
PAT WILLIAM HOOT, Deceased

MICHAEL A. HOOT

STATE OF NEVADA)
 : ss.
COUNTY OF ELKO)

On this 13th 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
Commission Expires 3/12/21

STATE OF IDAHO)
 : ss.
COUNTY OF _____)

On this _____ 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.

NOTARY PUBLIC
Commission Expires _____

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, 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

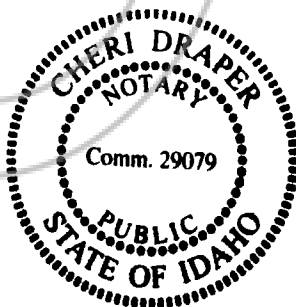
STATE OF NEVADA)
 : ss.
COUNTY OF ELKO)

On this _____ 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
Commission Expires _____

STATE OF IDAHO)
 : ss.
COUNTY OF ADA)

On this 21ST 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 PUBLIC
Commission Expires 12-23-2021

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 005-090-42
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
☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 5,000.00
b. Deed in Lieu of Foreclosure Only (value of property) ()
c. Transfer Tax Value: \$ 5,000.00
d. Real Property Transfer Tax Due \$ 19.50

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: _____ %

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 _____
<u>Debra Armuth, Personal Representative</u>		
Signature <u><i>Nitin Gupta</i></u>	Capacity _____	Grantee <u><i>Escrow Agent</i></u>
<u>Nitin Gupta</u>		

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Debra Armuth, Personal Representative of the Estate of William P Hoot, an unmarried man, deceased
Address: 540 Court Street #105
City: Elko
State: NV Zip: 89801

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Nitin Gupta
Address: 108 Chandler Drive #A
City: Greenville
State: NC Zip: 27834

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

Print Name: <u>Stewart Title Company</u>	Escrow # <u>547425</u>
Address: <u>810 Idaho St</u>	
City: <u>Elko</u>	State: <u>NV</u> Zip: <u>89801</u>

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED