


For Tax Purposes and
when Recorded, please
use the following address:

Bea Coffman
P. O. Box 507
Gardnerville, NV 89410

Documentary Transfer Tax: ~~0~~
Exemption claimed under NRS
375.090(3) under penalty
of perjury



LAURA W. FITZSIMMONS, ESQ. ✓
312 West Fourth Street
Carson City, Nevada 89703

EXECUTRIX'S DEED

This Indenture, made this 8 day of March, 1988,
by GLADYS BEA COFFMAN, as Executrix of the Estate of LAWRENCE R.
HATCHER, deceased, hereinafter referred to as "Grantor," and
GLADYS BEA COFFMAN, hereinafter referred to as "Grantee,"

W I T N E S S E T H

That GLADYS BEA COFFMAN, as Executrix of the Estate of
LAWRENCE R. HATCHER, deceased, pursuant to the Last Will and
Testament of LAWRENCE R. HATCHER filed in Case No. P-16720 in the
Ninth Judicial District Court in Minden, Nevada, a certified copy
of which is attached hereto as Exhibit "A" and incorporated
herein by said reference, and further pursuant to the Amended
Order of Final Distribution entered November 13, 1987 in said
case, a certified copy of which is attached hereto as Exhibit "B"
and incorporated herein by said reference, does hereby grant and
convey to GLADYS BEA COFFMAN a life estate in and to that certain
real property situate in Douglas County, Nevada, more
particularly described as follows:

Lot 18, Carson Valley Estates Subdivision,
Unit No. 1, Douglas County Assessors parcel
no. 25-381-16.

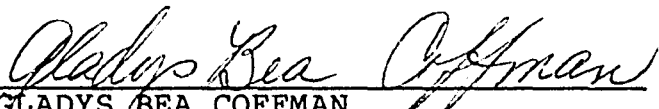
174222

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Said life estate shall include any and all income from said property and the right to sell said property in fee simple and, in the event of sale, the proceeds shall be placed in trust with the income from said trust paid to GLADYS BEA COFFMAN, with the right to invade the principal of said trust for living expenses and medical expenses. The Trustees of said trust, if created, shall be GEORGIA NAGY and SYLVIA CRANDALL. The Trustees shall not be required to give any bond or other security for the faithful performance of their duty. Upon the death of GLADYS BEA COFFMAN, then said property in which she has a life estate, or any monies held in trust, shall be distributed one-half (1/2) to GEORGIA NAGY and one-half (1/2) to SYLVIA CRANDALL and GARLENE PHILLIPS, share and share alike. Should any said remainder person predecease GLADYS BEA COFFMAN, then her share shall be taken by her lawful surviving issue by right of representation.

By this Deed, Grantor conveys to Grantee the entire interest possessed by LAWRENCE R. HATCHER in said property at the time of his death, under the terms and conditions set forth above.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand the day and year first above written.


GLADYS BEA COFFMAN
Executrix of the Estate of
LAWRENCE R. HATCHER

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Last Will and Testament
of

LAWRENCE R. HATCHER

KNOW ALL MEN BY THESE PRESENTS:

THAT I, LAWRENCE R. HATCHER, a resident of Douglas County, Nevada, being of sound and disposing mind and memory, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking any and all other and former Wills and Codicils as well as all other instruments of a testamentary nature heretofore made by me.

FIRST: I direct my Executrix, hereinafter named, to pay my just debts, expenses of last illness and funeral and burial expenses as soon after my death as conveniently can be done. Nothing herein contained shall be construed or interpreted as a waiver of any statute or statutes of limitation that benefit my estate.

SECOND: I declare that I am not presently married; that I was formerly married, but that my wife has predeceased me; that I have one step-child, who has not been adopted, namely, GEORGIA NAGY; that I have no children living, deceased or by adoption, other than the child named in this Paragraph.

THIRD: I hereby give, devise and bequeath a life estate in all real property owned by me, including, but not limited to, Douglas County Assessor Parcel No. 25-381-16; Humboldt County Assessor Parcel No. 6-401-56; and Elko County Assessor Parcel No. 29-001-13-8, to GLADYS BEA COFFMAN, provided she survives me. The life estate shall include any and all income from said properties;

-1-

Testator's Initials LRH

EXHIBIT A

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the right to sell said properties; and, in the event of sale, the proceeds shall be placed in trust with the income of said trust paid to GLADYS BEA COFFMAN, with the right to invade the principal of said trust for living expenses and medical expenses. The trustees of said trust shall be GEORGIA NAGY and SYLVIA CRANDALL. The trustees shall not be required to give any bond or other security for the faithful performance of their duty. Upon the death of GLADYS BEA COFFMAN, then any and all real properties to which she has a life estate, or any monies held in trust, shall be distributed one-half (1/2) to GEORGIA NAGY and one-half (1/2) to SYLVIA CRANDALL and GARLENE PHILLIPS, in equal shares, share and share alike, provided, however, should any of said beneficiaries predecease me and leave lawful issue surviving, then his or her share shall be taken by his or her lawful surviving issue, by right of representation.

FOURTH: I hereby give, devise and bequeath all of the rest, residue and remainder of my estate to GLADYS BEA COFFMAN; provided, however, any and all family heirlooms received by GLADYS BEA COFFMAN shall be given to GEORGIA NAGY or to her children, if she predeceases GLADYS BEA COFFMAN.

FIFTH: In the event that GLADYS BEA COFFMAN shall predecease me, I give, devise and bequeath one-half (1/2) of my estate to GEORGIA NAGY and one-half (1/2) to SYLVIA CRANDALL and GARLENE PHILLIPS, in equal shares, share and share alike; provided, however, should one of said beneficiaries predecease me and leave lawful issue surviving, then his or her share shall be taken by his or her lawful surviving issue, by right of representation.

SIXTH: I hereby nominate, constitute and appoint GLADYS BEA COFFMAN Executrix of this Will. In the event, however, that said GLADYS BEA COFFMAN should not survive me, or fail, refuse and neglect or be not qualified to act, then and in that event, I hereby nominate, constitute and appoint GEORGIA NAGY and SYLVIA CRANDALL to act in her place and stead. I direct that neither my said Executrix herein named, nor her substitutes, be required to give any bond or other security for the faithful performance of their duty, except as the Court may require.

SEVENTH: I hereby authorize and empower my Executrix or her substitutes, when appointed, to sell or dispose of any and all real estate or personal property which I may die seized or possessed at public or private sale, at such times and on such terms as she or the ones appointed shall deem meet or proper, and to execute, acknowledge and deliver all proper writings, deeds of conveyance and transfers therefore, and to continue to operate any and all business that I may be engaged in at the time of my death, as they may deem best, and without the intervention of any Court.

EIGHTH: If at any time I should have an incurable injury, disease, or illness, certified to be a terminal condition by two physicians, and where the application of life sustaining procedures would serve only to artificially prolong the moment of my death, and where my physician determines that my death is imminent, whether or not life sustaining procedures are utilized, I direct that such procedures be withheld or withdrawn, and that I be permitted to die naturally.

S.L.H.

NINTH: In the absence of my ability to give directions regarding the use of such life sustaining procedures, it is my intention that this directive shall be honored by my family and physician(s) as a final expression of my legal right to refuse medical or surgical treatment and accept the consequences from such refusal.

TENTH: I generally and specifically disinherit each and any and all persons whomsoever claiming to be, or may lawfully be determined to be my heirs at law, except as otherwise mentioned in this Will, and if any such persons or such heirs or devisees or legatees under this Will, or their successors in interest, or any person who if I died intestate would be entitled to or shall lawfully become entitled to any part of my estate, shall either directly or indirectly, singly or in conjunction with others, seek to set aside its provisions, or shall consent to, acquiesce in, or fail to contest such proceedings, then, in any or all of the above-mentioned cases, or event, I hereby give and bequeath to such person or persons the sum of ONE DOLLAR (\$1.00) and no more, in lieu of any other share of my estate.

IN WITNESS WHEREOF, I have hereunto set my hand
this 13 day of May, 1984.


LAWRENCE R. HATCHER

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original on file and of record in my office.

SEAL

DATE: December 23, 1987

Bleed Clerk of the 9th Judicial District Court of the State of Nevada, in and for the County of Douglas.

By P. Daley Deputy

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BOOK **388** PAGE **1581**

1 Case No. P-16720

NO. _____

2 Dept. No. I

'87 NOV 13 A11 :28

3

4

BARBARA REED
CLERK

5

BY *[Signature]* DEPUTY

6

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

7

IN AND FOR THE COUNTY OF DOUGLAS

8

9

In the Matter of the Estate of

10

LAWRENCE R. HATCHER,

AMENDED ORDER

11

Deceased.

12

13

The First and Final Account, Report and Petition for Final Distribution having come on for hearing before this Court on the 25th day of August, 1987, said proceeding having been noticed according to the requirements of Nevada Revised Statutes, the Executrix of the estate, GLADYS BEA COFFMAN, and the attorney for the estate, LAURA W. FITZSIMMONS, having been present in Court, there being no objection to the proceeding or the contents of the First and Final Account, Report and Petition for Final Distribution and Discharge;

22

IT IS HEREBY ORDERED AS FOLLOWS:

23

1. That the First and Final Account and Report, filed and presented by the Executrix of the Estate be, and the same is, hereby allowed, confirmed and approved.

26

2. That the Court does in all respects settle, allow, approve and confirm the First and Final Account, Report and Petition for Final Distribution and does hereby direct

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LAMBROSE, FITZSIMMONS & PERKINS, LTD.
ATTORNEYS AT LAW
512 WEST FOURTH STREET
CARSON CITY, NEVADA 89701
(702) 885-8200

LAMBROSE, FITZSIMMONS & PERKINS, LTD.
ATTORNEYS AT LAW
312 WEST FOURTH STREET
CARSON CITY, NEVADA 89701
(702) 885-8200

1 distribution of the assets of the Estate according to decedent's
2 Will heretofore admitted to probate. With regard to the real
3 property of the estate, identified in decedent's Last Will and
4 Testament as being Douglas County Assessor Parcel No. 25-381-16,
5 Humboldt County Assessor Parcel No. 6-401-56, and Elko County
6 Assessor Parcel No. 29-001-13-8, distribution is directed as
7 follows:

8 A life estate in said properties shall be conveyed
9 to Gladys Bea Coffman. The life estate shall include any and all
10 income from said properties. Gladys Bea Coffman shall have the
11 power to sell, in fee simple, all interest owned by the decedent
12 in said properties at the time of his death.

13 In the event of such sale, the proceeds shall be
14 placed in trust. The interest of that trust shall be paid to
15 Gladys Bea Coffman. Gladys Bea Coffman shall have the right to
16 invade the trust principal for living and medical expenses.

17 The trustees of that trust, if created, shall be
18 Georgia Nagy and Sylvia Crandall, who shall serve without bond.
19 Upon the death of Gladys Bea Coffman, the properties conveyed by
20 her under the Last Will and Testament of Lawrence R. Hatcher, or
21 any funds remaining in trust from the sale of any such property
22 shall be distributed one-half to Georgia Nagy and one-half to
23 Sylvia Crandall and Garlene Phillips in equal shares. Should
24 either Georgia Nagy, Sylvia Crandall or Garlene Phillips
25 predecease Gladys Bea Coffman, her share shall be taken by her
26 lawful surviving issue, by right of representation.

27 3. That the Court allows and approves the Supplemental
28 Creditor's Claim filed on August 13, 1987 by Gladys Bea Coffman

LAMBROSE, FITZSIMMONS & PERKINS, LTD.
ATTORNEYS AT LAW
312 WEST FOURTH STREET
CARSON CITY, NEVADA 89701
(702) 888-8200

1 in the amount of \$8,294.79.

2 4. That the Court orders and allows the Executrix to
3 encumber the residence located at Lot 18, Unit No. 1, in the
4 amount of \$10,386.00 by signing a Deed of Trust as Executrix to
5 the benefit of herself as creditor of the estate.

6 5. That the Executrix may be discharged as soon as
7 distribution under the Will has been completed.

8 DATED this 13 day of November 1987.

9
10 *David Gamble*
11 DISTRICT JUDGE
12
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22

23 CERTIFIED COPY

24 The document to which this certificate is attached is a
25 full, true and correct copy of the original on file and on
26 record in my office.

SEAL

26 DATE: December 23, 1987
27 Breed Clerk of the 9th Judicial District Court
28 of the State of Nevada, in and for the County of Douglas.

By J. Daley Deputy

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REQUESTED BY
Lambrose, Fitzsimmons & Perkins, Ltd.
IN OFFICIAL RECORDS OF
COUNTY OF DOUGLAS, NEVADA
By Reno/Carson Messenger
'88 MAR 11 P1:36

SUZANNE GAUDREAU
RECORDER
16⁰⁰ PAID *Ch* DEPUTY