

1 Case No. 98 PB 0130

2 Dept. No. II

3

4

5

6 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**

7 **IN AND FOR THE COUNTY OF DOUGLAS**

8 **R.P.T.T. \$ # 3**

9 IN THE MATTER OF THE ESTATE

10 -of-

11 HUBERT DENNIS, also known as
12 HUBERT STANDFIELD DENNIS,

EXECUTRIX'S DEED

13 Deceased.

14 Deed made July 20th, 1999, between PATRICIA SUE EISMAN, Executrix
15 of the Last Will and Testament of HUBERT DENNIS, also known as HUBERT STANDFIELD
16 DENNIS, deceased, herein referred to as Executrix, and PATRICIA SUE EISMAN, herein referred
17 to as Grantee.

18 In consideration of Ten Dollars (\$10) paid to Executrix, by Grantee, the receipt of which is
19 acknowledged, Executrix, PATRICIA SUE EISMAN, hereby conveys to Grantee, PATRICIA SUE
20 EISMAN, a married woman as her sole and separate property, the entirety of the decedent's interest
21 in the following real property described as follows:

22 Lot 149, in Block A, as set forth on FINAL MAP OF WILDHORSE UNIT 5, a
23 Planned Unit Development filed for record in the Office of the County Recorder of
24 Douglas County, State of Nevada, on January 27, 1993, in Book 193, Page 3866 as
Document No. 298258, of Official Records of Douglas County, Nevada; A.P.N. 21-
330-01,

25 together will all appurtenances thereto, and the reversion and reversions, remainder and remainders,
26 rents, issues, and profits thereof, and all the estate, right, title, interest, property, possession, claim,
27 and demand whatsoever, both in law and equity, which HUBERT DENNIS, also known as HUBERT
28 STANDFIELD DENNIS, the testator, had in his lifetime and at the time of his death, and which

JAMES M. O'REILLY

3321 N. BUFFALO DR., STE. 200
LAS VEGAS, NV 89129
(702) 477-7517

1463 HIGHWAY 395 NORTH
GARDNERVILLE, NV 89410
(775) 782-3647

0476376

BK0999PG2121

1 Executrix has, by virtue of the Will of HUBERT DENNIS, also known as HUBERT STANDFIELD
2 DENNIS, or otherwise, of, in, and to the above-granted premises, and every part and parcel thereof,
3 with the appurtenances.

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

6 Executrix, for herself, her heirs, executors, and administrators, agrees with Grantee that she
7 is lawfully the Executrix of the Last Will and Testament of HUBERT DENNIS, also known as
8 HUBERT STANDFIELD DENNIS, and has the power to convey as aforesaid. Executrix further
9 covenants that she has in all respects made this conveyance pursuant to the authority granted by the
10 Will of HUBERT DENNIS, also known as HUBERT STANDFIELD DENNIS, and that she has not
11 done or suffered any act since she became Executrix as aforesaid whereby the above-granted
12 premises, or any part thereof, now are, or at any time hereafter, shall or may be impeached, charged,
13 or encumbered in any manner whatsoever.

14 IN WITNESS WHEREOF, the Executrix has executed this deed at Gardnerville
15 Nevada, the day and year first above written.

Patricia Sue Eisman
PATRICIA SUE EISMAN, Executrix of the Last Will
and Testament of HUBERT DENNIS, also known as
HUBERT STANDFIELD DENNIS

JAMES M. O'REILLY
3321 N. BUFFALO DR., STE. 200
LAS VEGAS, NV 89129
(702) 497-7517
1463 HIGHWAY 305 NORTH
GARDNERVILLE, NV 89410
(775) 782-3647

0476376

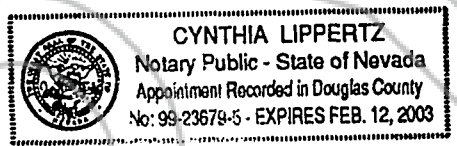
BK0999PG2122

1 STATE OF NEVADA)
 : ss
2 COUNTY OF DOUGLAS)

3 On this 20th day of July, 1999, before me, the undersigned,
4 a Notary Public, personally appeared PATRICIA SUE EISMAN, known to me to be the person
5 described in and who executed the foregoing instrument, and she acknowledged to me that she
6 executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

7 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day
8 and year first above written.

9 *Cynthia Lippertz*
Notary Public



11
12 When Recorded Mail To:
13 Patricia Sue Eisman
14 2692 Wildhorse Lane
Minden, Nevada 89423

15
16
17
18
19
20
21
22
23
24
25
26
27
28

JAMES M. O'REILLY
3321 N. BUFFALO DR., STE. 200
LAS VEGAS, NV 89129
(702) 477-7517
1463 HIGHWAY 395 NORTH
GARDNERVILLE, NV 89410
(775) 782-3647

0476376
BK0999PG2123

FILED

RECEIVED

AUG 30 1999

DOUGLAS COUNTY
DISTRICT COURT CLERK

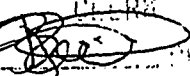
1 Case No. 98 PB 0130

NO _____

2 Dept. No. II

'99 AUG 30 P 1:50

BARBARA REED
CLERK

BY 

3
4
5
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

10 -of-

11 HUBERT DENNIS, also known as
12 HUBERT STANDFIELD DENNIS,

13 Deceased.

14
15 **DECREE OF FINAL
16 DISTRIBUTION OF ESTATE
17 AND FOR ALLOWANCE OF
18 ATTORNEY'S FEES AND
19 COSTS**

20
21 BE IT REMEMBERED that PATRICIA SUE EISMAN, as Executrix of the Estate of
22 HUBERT DENNIS, also known as HUBERT STANDFIELD DENNIS, deceased, filed herein on
23 July 20, 1999, her Petition for Decree of Final Distribution of Estate and for Allowance of
24 Attorney's Fees and Costs, and this Court, having considered the same and having examined the
25 evidence in this matter, finds that proper notice has been given in this matter; that all allegations in
26 said petition are true and correct, and all obligations of this estate have been fully paid or will be
27 paid, except for certain administrative costs and expenses to be herein allowed; that after allowance
28 and payment of the aforesaid administration costs and expenses, this estate will be in a condition to
be distributed to the beneficiary hereinafter named.

29 THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED:

30 1. That the Petition for Decree of Final Distribution of Estate and for Allowance of
31 Attorney's Fees and Costs filed by PATRICIA SUE EISMAN, as Executrix of the Last Will and
32 Testament of the decedent be, and the same is hereby allowed and approved, and all actions taken
33 by the Executrix in connection with the administration of the estate as set forth in the Petition filed
34 herein on July 20, 1999, are hereby ratified and approved.

JAMES M. O'REILLY

3321 N. BUFFALO DR., STE. 200
LAS VEGAS, NV 89129
(702) 497-7517

1483 HIGHWAY 395 NORTH
GARDNERVILLE, NV 89410
(775) 782-3647

0476376

BK0999PG2124

1 2. That JAMES M. O'REILLY has advanced the sum of Three Hundred Sixty-Nine
2 Dollars and 08/100 (\$369.08) as costs in connection with this estate matter and the Executrix is
3 hereby authorized and directed to reimburse JAMES M. O'REILLY for the same amount out of the
4 funds of this estate.

5 3. That the Executrix of this estate is hereby authorized and directed to pay the
6 following closing costs and expenses in this estate matter:

7 (a) To JAMES M. O'REILLY whatever sums are expended by said law firm for
8 publication of notice, certified copies, preparation of tax returns and the payment of any taxes as may
9 be determined to be due by the estate, and other winding up expenses in connection with closing this
10 estate, not to exceed Two Hundred Dollars (\$200.00);

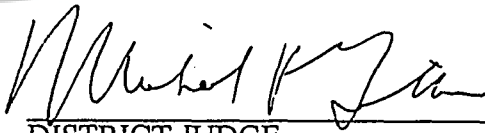
11 (b) To JAMES M. O'REILLY attorney's fees in connection with services
12 rendered to this estate in the amount of Three Thousand Six Hundred Ten Dollars and 50/100
13 (\$3,610.50), plus costs.

14 4. That said Executrix is hereby authorized and directed to pay and distribute all the rest
15 and residue of the decedent's estate, together with any other property not now known or hereafter
16 discovered, as follows:

17 <u>Beneficiary:</u>	17 <u>Item:</u>
18 Patricia Sue Eisman	18 100% of the decedent's estate

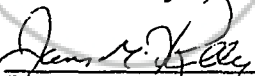
19 5. That the Court does hereby retain jurisdiction of the above-entitled estate until the
20 same shall be distributed and closed, and that upon said Executrix filing a supplementary accounting
21 showing payment of all sums of money due from her, and that she has delivered up all remaining
22 property of the estate to the beneficiary entitled thereto, that a decree of discharge shall be entered
23 and filed discharging said Executrix from all liability thereafter to be incurred.

24 DATED: August 30, 1999



DISTRICT JUDGE

26 Submitted by:



JAMES M. O'REILLY, ESQ.
Attorney for PATRICIA SUE EISMAN

JAMES M. O'REILLY
3321 N. BUFFALO DR. STE. 200
LAS VEGAS, NV 89129
(702) 477-7517
1483 HIGHWAY 395 NORTH
GARDNERVILLE, NV 89410
(775) 782-3647

0476376

BK0999PG2125

PROXY

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.

DATE: September 3, 1999

B. Reed Clerk of the 5th Judicial District Court of the State of Nevada, In and for the County of Douglas,

By Nichippell Deputy

**CONFORMED COPY
HAS NOT BEEN COMPARED
TO THE ORIGINAL**

REQUESTED BY
James O'Reilly
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

1999 SEP 13 AM 11:47

REQUESTED BY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

1999 SEP -7 PM 2:15

LINDA SLATER
RECORDER

\$ _____ PAID _____ DEPUTY

0476376

LINDA SLATER
RECORDER

0475956

BK0999PG2126 \$^{12.00} PAID K2 DEPUTY