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Assessor's Parcel Number: 1318-10-311-002

Recording Requested By:

✓ Name: William O'Mora

Address: 311 E. Liberty Street

City/State/Zip RENO, NV 89501

R.P.T.T. \$ #9

Executor's Deed
(Title of Document)

REQUESTED BY
William O'Mora
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 NOV -7 PM 12:22

WERNER CHRISTEN
RECORDER

\$22 PAID K2 DEPUTY

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

C:\bc docs\Cover page for recording

0596187

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APN: 05-150-15

EXECUTOR'S DEED

THIS INDENTURE WITNESSETH: That DONALD ATWAN, as Executor of the Estate of VIVIAN S. ATWAN, deceased, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to ANTHONY JAMES ATWAN, a single man, as his sole and separate property, all of Decedent's one-half community right, title and interest which the Decedent had at the time of her death and all of the one-half community right, title and interest that the estate may have subsequently acquired by operation of law, or otherwise, subject to Decedent's husband, DONALD ATWAN's, community interest and DONALD ATWAN'S life estate in and to Decedent's community interest in and to the real property situate in the County of Douglas, State of Nevada, commonly known as 670 North Martin Street, and more particularly described as follows:

Lot 2 as shown on the map of ZEPHYR KNOLLS SUBDIVISION filed in the office of the County Recorder of Douglas County, Nevada, on July 17, 1956.

Reference is hereby made to the Order Settling First and Final Account, Petition for Fees and Decree of Distribution rendered by the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, made and entered on the 28th day of April, 2003, the notices given, and the proceeding had, in the matter of the Estate of VIVIAN S. ATWAN, deceased, Case No. 00-PB-0096, Dept. No. II of said Court, a true and correct copy of

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which is attached hereto as Exhibit "A" and incorporated herein by reference.

IN WITNESS WHEREOF, this instrument is executed this _____ day of 6/24, 2003.

Donald Atwan
DONALD ATWAN, Executor of the Estate of VIVIAN S. ATWAN, Deceased

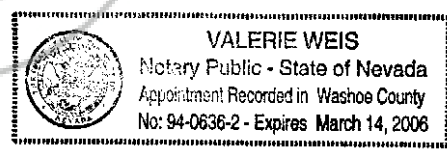
STATE OF Nevada)
COUNTY OF Washoe) : ss.

On this 24 day of June, 2003, personally appeared before me, a Notary Public in and for the county and state aforementioned, DONALD ATWAN, Executor of the Estate of VIVIAN S. ATWAN, Deceased, personally known to me or proved to me upon satisfactory evidence to be the person described in and who executed the foregoing instrument, and who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Valerie Weis
NOTARY PUBLIC

Mail Tax Statements to:

Donald Atwan
P.O. Box 1938
Zephyr Cove, NV 89448



When recorded, mail to:

William M. O'Mara, Esq.
P.O. Box 2270
Reno, Nevada 89505

1 Submitted by:
2 WILLIAM M. O'MARA, ESQ.
3 Nevada State Bar No. 00837
4 311 E. Liberty Street
5 Reno, Nevada 89501
6 (775) 323-1321
7 Attorney for Petitioner
8 DONALD ATWAN

2003 APR 25 PM 1:36
DONALD ATWAN
BY DONALD ATWAN

9 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
10 IN AND FOR THE COUNTY OF DOUGLAS

11 In the Matter of the Estate of Case No. 00-PB-0096
12 VIVIAN S. ATWAN, Dept. No. II
13 Deceased.

14 ORDER SETTLING FIRST AND FINAL ACCOUNT, PETITION FOR
15 FEES AND DECREE OF DISTRIBUTION

16 DONALD ATWAN, Executor of the Estate of VIVIAN S. ATWAN,
17 having rendered to the Court his First and Final Account, Report of
18 Administration, Petition for Distribution and Application for Order
19 Authorizing Payment of Attorney's Fees and Costs, and a hearing
20 thereon having been had on the 28th day of April, 2003, due notice
21 of which was proved, and the Court having reviewed the evidence,
22 read the papers and it appearing as follows:

- 23 1. That the said account is in all respects true and
- 24 correct.
- 25 2. That due and legal notice to creditors of said Estate
- 26 has been given in the manner and for the time required by law.
- 27 3. That all claims and debts against said Decedent and
- 28 against said Estate, and all debts, expenses and charges of

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ATTORNEYS AT LAW
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Exhibit "A"

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1 administration have been fully paid and discharged, and there are
2 no federal estate taxes due from the Estate or personal property
3 taxes due and payable by the Estate, and that said Estate is ready
4 for distribution and is now in a condition to be closed.

5
6 4. That an Inventory and Record of Value was filed on
7 the 29th day of January, 2003, and the Estate consists of real and
8 personal property valued at \$709,706.18.

9
10 5. That the Executor has performed services in the
11 administration of this Estate for which he is entitled to fees as
12 fixed by NRS 150.020 in the sum of \$16,980.99.

13 6. That William M. O'Mara, Esq., attorney for the
14 Executor of the Estate, has performed services in connection with
15 said Estate, for which services Petitioner has agreed to pay from
16 the assets of the Estate a fee of \$9,300.00, together with costs in
17 the amount of \$793.87 advanced on behalf of the said Estate, and
18 any further closing costs that may accrue.

19 7. That pursuant to the provisions of the Last Will and
20 Testament of Decedent, as well as the Codicil thereto, the estate
21 should be distributed as follows:

22 To Donald Anthony Atwan

- 23 A. 1993 Jeep, Vin #1J4GZ58S6PC572684
24 B. 1994 Cadillac, Vin #1G6ET1296RU609441

25 To Anthony James Atwan

- 26 A. One-half (½) of all U.S. Treasury Bills, including
27 principal and interest, standing in Decedent's name.
28 B. All right, title and interest to the real property

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1 located at 489 East 9th Street, Reno, Nevada.

2 C. Decedent's community interest in and to the real
3 property located at 670 North Martin Street, Zephyr Cove, Nevada,
4 subject to Decedent's husband, Donald Anthony Atwan, living in said
5 home for his lifetime.

6 D. One-half ($\frac{1}{2}$) of the real property located at 189
7 Meadow Street, Stateline, Nevada.

8 E. Decedent's diamond wedding ring and pearl and diamond
9 necklace.

10 F. The rest, residue and remainder of Decedent's estate
11 as follows:

12 Total Liquid Assets	\$135,206.18
13 Minus Tax Withholding	- 5,000.00
14 Minus Attorneys Fees & Costs	- 10,093.87
15 Minus Executor's Statutory Fee	- <u>16,980.99</u>
16	
17 Balance	\$103,131.32

18 To Peter Hirsig

19 A. One-half ($\frac{1}{2}$) of all furs, clothing, household
20 furniture and furnishings which Decedent had before her marriage to
21 Donald Atwan.

22 B. One-half ($\frac{1}{2}$) of all jewels, except Decedent's present
23 diamond wedding ring and pearl and diamond necklace

24 To Victoria Vera Hirsig

25 A. One-half ($\frac{1}{2}$) of all U.S. Treasury Bills, including
26 principal and interest, standing in Decedent's name

27 B. One-half ($\frac{1}{2}$) of all furs, clothing, household
28

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1 furniture and furnishings which Decedent had before her marriage to
2 Donald Atwan.

3 C. One-half ($\frac{1}{2}$) of all jewels, except Decedent's present
4 diamond wedding ring and pearl and diamond necklace.

5 D. One-half ($\frac{1}{2}$) of the real property located at 189
6 Meadow Street, Stateline, Nevada.

7 **IT IS HEREBY ORDERED, ADJUDGED, AND DECREED** as follows:

8 1. That the First and Final Account, Report of
9 Administration, Petition for Distribution, and Application for
10 Order Authorizing Payment of Attorney's Fees and Costs, be, and the
11 same is, approved, confirmed, allowed and settled; and that the
12 facts, accounts and matters alleged and reported therein are a
13 true, complete and correct record of the administration of said
14 Estate.
15

16 2. That, pursuant to NRS 150.020, the Executor is
17 authorized and directed to pay to himself the sum of \$16,980.99 as
18 and for an Executor's fee.

19 3. That the Executor is authorized and directed to pay
20 the sum of \$9,300.00 to William M. O'Mara, Esq., as and for
21 attorney's fees, together with the sum of \$793.87 as and for
22 reimbursement of costs advanced on behalf of the Estate and any
23 further closing costs that may accrue.

24 4. That the Executor is authorized and directed to
25 distribute the rest, residue and remainder of the Estate as
26 follows:
27

28 / / /

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To Donald Anthony Atwan

A. 1993 Jeep, Vin #1J4GZ58S6PC572684

B. 1994 Cadillac, Vin #1G6ET1296RU609441

To Anthony James Atwan

A. One-half (½) of all U.S. Treasury Bills, including principal and interest, standing in Decedent's name.

B. All right, title and interest to the real property located at 489 East 9th Street, Reno, Nevada.

C. Decedent's community interest in and to the real property located at 670 North Martin Street, Zephyr Cove, Nevada, subject to Decedent's husband, Donald Anthony Atwan, living in said home for his lifetime.

D. One-half (½) of the real property located at 189 Meadow Street, Stateline, Nevada.

E. Decedent's diamond wedding ring and pearl and diamond necklace.

F. The rest, residue and remainder of Decedent's estate as follows:

Total Liquid Assets	\$135,206.18
Minus Tax Withholding	- 5,000.00
Minus Attorneys Fees & Costs	- 10,093.87
Minus Executor's Statutory Fee	- <u>16,980.99</u>
Balance	\$103,131.32

To Peter Hirsig

A. One-half (½) of all furs, clothing, household furniture and furnishings which Decedent had before her marriage to

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Donald Atwan.

B. One-half (1/2) of all jewels, except Decedent's present diamond wedding ring and pearl and diamond necklace

To Victoria Vera Hirsig

A. One-half (1/2) of all U.S. Treasury Bills, including principal and interest, standing in Decedent's name

B. One-half (1/2) of all furs, clothing, household furniture and furnishings which Decedent had before her marriage to Donald Atwan.

C. One-half (1/2) of all jewels, except Decedent's present diamond wedding ring and pearl and diamond necklace.

D. One-half (1/2) of the real property located at 189 Meadow Street, Stateline, Nevada.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon the filing of appropriate distributee's receipts, the said Executor shall be discharged from his trust herein, that the bond, if any, shall be exonerated and said Estate shall be then closed.

DATED: April 28, 2003.

Michael P. [Signature]
DISTRICT JUDGE

SEAL

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: April 28, 2003

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

By [Signature] Deputy

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