

OFFICIAL RECORD

Requested By:

SANDRA LAWRENCE

A.P.N. 1319-34-002-009

When recorded mail to:
Sandra G. Lawrence
Dyer, Lawrence, Penrose,
Flaherty & Donaldson
2805 Mountain St.
Carson City, NV 89703

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 6 Fee: 19.00
BK-0210 PG- 407 RPTT: # 7



Grantees' Address:
Mail Tax Statements to:

Dan Warner
18521 Berta Road
Salinas, CA 93907-1049

The undersigned hereby affirm that this document, including exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

The undersigned hereby affirm that this document, including exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: _____.

DEED BY EXECUTOR

THIS DEED is made by WALTON W. WARNER, deceased, through DAN WARNER, his duly appointed Executor, as Grantor, and unto DAN WARNER, Trustee of the Warner Living Trust dated October 3, 1990, as Grantee.

WHEREAS, WALTON W. WARNER, deceased, is the owner of all that certain real property located in the County of Douglas, State of Nevada, as more particularly hereinafter described;

WHEREAS, on November 30, 2009, DAN WARNER was duly appointed Executor of the Last Will and Testament of WALTON W. WARNER dated July 23, 2003, and the First Codicil thereto dated May 7, 2005 (the "Will"), by the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas (the "Court"), Case No. 09 PB 0104;

WHEREAS, on November 30, 2009, an Order was entered by the Court, a certified copy of which is attached hereto and incorporated herein by reference, authorizing the Executor to distribute the real property of Decedent according to the terms of the Will; and,

///

///

NOW THEREFORE, Grantor, for valuable consideration, receipt of which is hereby acknowledged, does hereby GRANT unto Grantee, his successors and assigns forever, all that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

LOT 1 IN BLOCK A, AS SHOWN ON THE MAP OF LAURA SPRINGS SUBDIVISION FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MAY 12, 1992 AS DOCUMENT NO. 278449.

Also known as 209 Laura Springs Court, Gardnerville, NV 89460-6221

as is, with no warranties, and subject to any deed of trust recorded against said property, as applicable.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, all water rights and mineral rights, if any, in, on, under, or appurtenant to said property and all fixtures and improvements thereon.

To have and to hold the interest of the premises, together with the appurtenances, unto the said Grantee, and to Grantee's heirs, successors, and assigns forever.

This conveyance is herein executed this 22 day of Dec., 2010.

[Handwritten Signature]

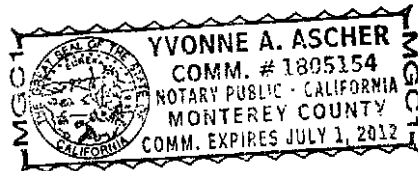
DAN WARNER, Executor and Grantor
18521 Berta Road
Salinas, CA 93907-1049

STATE OF CALIFORNIA)
) ss:
COUNTY OF Monterey)

On the 26 day of January, 2010, personally appeared before me, a Notary Public, DAN WARNER, personally known or proven to me to be the person whose name is subscribed to the above instrument, DEED BY EXECUTOR, and who acknowledged that he executed the instrument.

[Handwritten Signature]
NOTARY PUBLIC

F:\cases\cases09\09172\Pleadings\Executor's Deed.wpd



RECEIVED

FILED

1 Case No. 09 PB 0104
2 Dept. No. II

JAN 14 2010

2010 JAN 14 AM 11:59

3 DOUGLAS COUNTY
4 DISTRICT COURT CLERK

TED THIRAN
CLERK

5 BY **K. WILFERT** DEPUTY

6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF DOUGLAS

8 In the Matter of the Estate of

9 WALTON W. WARNER,
10 a.k.a. WALTON WARNER

11 Deceased.

**AMENDED ORDER TO DISTRIBUTE
ANCILLARY ESTATE WITHOUT
ADMINISTRATION; ESTATE NOT
EXCEEDING \$100,000**

12 The Petition for Distribution of Estate Without Administration; Estate Not Exceeding
13 \$100,000 (hereinafter "Petition") came on regularly for hearing before the above-captioned
14 court. On proof made to the satisfaction of this Court, the Court finds:

15 1. That Decedent, WALTON W. WARNER, a.k.a. Walton Warner, a resident
16 of Gilroy, State of California, died testate on October 8, 2008, leaving an ancillary Estate
17 in the State of Nevada with an estimated value of less than \$100,000;

18 2. That exemplified copies of the Will of WALTON W. WARNER dated July 23,
19 2003, and First Codicil dated May 7, 2005 have been filed with this Court;

20 3. That Decedent's Will names DAN WARNER as Executor (herein "the
21 Executor");

22 4. That the Decedent's Will and the First Codicil provide that all of the residue
23 of the Decedent's estate is to be distributed to the Successor Trustee of the Warner Living
24 Trust established on October 3, 1990, and amended and restated on July 23, 2003, and
25 to then be distributed in accord with its terms. A First Amendment to the Warner Trust
26 names Dan Warner, as Successor Trustee of the Warner Living Trust.

27 ///

28 ///

1 5. That the ancillary property in Nevada is a home located at 209 Laura Springs
2 Court, Gardnerville, NV 89460-6221; APN 1319-34-002-009. The value of said property
3 is estimated between Three Hundred, Ninety Thousand Dollars (\$390,000) and Four
4 Hundred Thousand Dollars (\$400,000.00). The house has a Deed of Trust on it in the
5 amount of Four Hundred, Seventeen Thousand Dollars (\$417,000.00);

6 6. That Petitioner has proven, to the satisfaction of the Court, that the Estate
7 assets of Decedent located in Nevada do not exceed the amount of One-Hundred
8 Thousand Dollars (\$100,000.);

9 7. That no person appeared to contest the Petition for Distribution of Estate
10 Without Administration; Estate Not Exceeding \$100,000; and,

11 8. That Notice of the Hearing on this matter has been given as required by
12 Nevada law.

13 Therefore, the Court having found that the facts alleged in the Petition are true
14 enters the following order:

15 IT IS HEREBY ORDERED:

16 1. That exemplified copies of the Last Will and Testament, dated July 23, 2003,
17 and the First Codicil, dated May 7, 2005, are admitted to Probate in the State of Nevada;

18 2. That Decedent left an Ancillary Estate in this State, the estimated value of
19 which does not exceed the sum of \$100,000 and is therefore an Estate that is subject to
20 being set aside without administration pursuant to NRS Chapter 146;


21 3. That DAN WARNER is authorized to prepare and record a deed transferring
22 Decedent's real property in Gardnerville, Nevada, from Decedent to DAN WARNER,
23 Trustee of the Warner Living Trust dated October 3, 1990 (amended and restated July 23,
24 2003). The real property in Gardnerville is described as follows:

25 LOT 1 IN BLOCK A, AS SHOWN ON THE MAP OF LAURA SPRINGS
26 SUBDIVISION FILED FOR RECORD IN THE OFFICE OF THE COUNTY
27 RECORDER OF DOUGLAS COUNTY, NEVADA ON MAY 12, 1992 AS
28 DOCUMENT NO. 278449

APN 1319-34-002-009

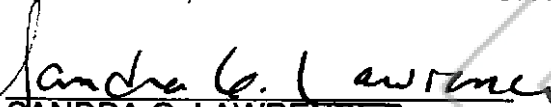
1 4. That all other regular proceedings and notices be dispensed with, except
2 notice required by NRS 155.010 of this Petition.

3 Dated this 14 day of January, 2010.

4 
5 _____
6 DISTRICT JUDGE

7
8 SUBMITTED BY:

9 DYER, LAWRENCE, PENROSE
10 FLAHERTY, DONALDSON & PRUNTY

11 
12 SANDRA G. LAWRENCE
13 Bar No. 2737
14 2805 Mountain Street
15 Carson City, Nevada 89703
16 (775) 885-1896

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

F:\cases\cases09\09172\Pleadings\AmendedOrderSetAsidePet.wpd

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28

COPY

CERTIFIED COPY

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

DATE 1/14/10

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

By [Signature] Deputy