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Doc Number: **0815722**

01/04/2013 12:49 PM
OFFICIAL RECORDS
Requested By
NANCY REY JACKSON LTD

APN 1320-29-110-006

Recording requested by and mail documents
and tax statements to:

Nina M. Arbour
430 Ragle Road
Sebastopol, CA 95472

DOUGLAS COUNTY RECORDERS
Karen Eliison - Recorder

Page: 1 Of 2 Fee: \$ 15.00
Bk: 0113 Pg: 946 RPTT # 10



DEED UPON DEATH

Pursuant to the court order entered on October 9, 2012, a certified copy of which is attached hereto, we, NINA M. ARBOUR and MATTHEW B. ARBOUR, as co-guardians of the person and estate of PAUL E. ARBOUR, SR., hereby convey to NINA M. ARBOUR, THERESE V. ARBOUR, MATTHEW B. ARBOUR and DANIELLE C. LEDESMA, as tenants in common, effective on the death of Paul E. Arbour, Sr., the following described real property:

LOT 423, IN BLOCK C, AS SHOWN ON THE FINAL MAP NO. 1008-8 FOR WINHAVEN, UNIT NO. 8, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON SEPTEMBER 11, 1997, IN BOOK 997, OF OFFICIAL RECORDS AT PAGE 2125, AS DOCUMENT NO. 421412. ASSESSOR'S PARCEL NO. 1320-29-110-006

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO SUBSECTION 1 OF NRS 111.109 REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE GRANTOR'S ENTIRE INTEREST IN THE SAME REAL PROPERTY.

Dated this ___ day of October, 2012.

Nina M. Arbour
NINA M. ARBOUR

Co-Guardian of the Estate of Paul E. Arbour, Sr.

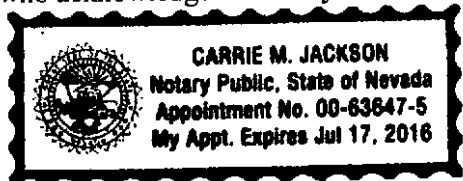
Matthew B. Arbour
MATTHEW B. ARBOUR

Co-Guardian of the Estate of Paul E. Arbour, Sr.

STATE OF NEVADA)
)§
COUNTY OF DOUGLAS)

On this 9 day of October, 2012, personally appeared before me, a Notary Public, Nina M. Arbour and Matthew B. Arbour, personally known or proved to me to be the persons whose names are subscribed to the above instrument and who acknowledged that they executed the above instrument.

[Signature]
NOTARY PUBLIC



1 CASE NO. 12-PB-0047

2 DEPT. NO. I

2012 OCT -9 PM 1:36

TED THIRAN
CLERK

[Signature]
DEPUTY

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5
6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF DOUGLAS

8
9
10 In the Matter of Guardianship

11 of:

12 PAUL E. ARBOUR, SR.

ORDER AUTHORIZING GUARDIANS TO
EXECUTE DEED UPON DEATH

13 An Adult Ward.
14 _____

15
16 The Court has reviewed Co-Guardians Nina M. Arbour and Therese V. Arbour's Petition For
17 Authority to Execute Deed upon Death made pursuant to NRS 159.113(2)(b). Notice of the Petition and
18 of the hearing were properly given and no opposition has been filed. Being fully advised, the Court finds
19 that it is in the Ward's interest that the Petition be granted. Good cause appearing

20 IT IS HEREBY ORDERED that any two of the four co-Guardians are authorized to execute a
21 deed upon death transferring title to the Adult Ward's real property to his four children, such transfer
22 to be effective only upon the Ward's death.

23 Dated this 9 day of October, 2012.

24
25 *[Signature]*
DISTRICT JUDGE

26 **CERTIFIED COPY**

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

27 DATE

11/3/13
TED THIRAN Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By

[Signature]
Deputy