

Doc Number: **0823995**

05/22/2013 11:30 AM

OFFICIAL RECORDS

Requested By
ROWE HALES YTURBIDE

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 4 Fee: \$ 17.00

Bk: 0513 Pg: 5728 RPTT # 5



Deputy ar

APN: 1220-22-410-160
RECORDING REQUESTED BY AND
MAIL TO:
MAIL TAX STATEMENTS TO:

W. Charlene Kallas, Trustee
Kallas Family Trust
1374 Brandon Lane
Gardnerville, NV 89410

Pursuant to NRS 239B.030(4), I affirm that
the instrument contained below (or attached hereto)
does not contain the social security number of any
person.

TRUSTEE'S DEED

COMES NOW, JAMES A. KALLAS, Deceased, by and through W. CHARLENE KALLAS, Trustor and sole Trustee of the KALLAS FAMILY TRUST, u.t.d. 1/8/82, as amended 12/4/98, ("Grantor"), and the KALLAS FAMILY TRUST, u.t.d. 1/8/82, as amended 12/4/98, as a tenant-in-common, as Grantee ("Grantee"), and upon the following recitals, terms and conditions, and for no other consideration, conveys to the KALLAS FAMILY TRUST, u.t.d. 1/8/82, as amended 12/4/98, as a tenant-in-common, as to an undivided 50% interest, in the property hereinbelow described.

W I T N E S S E T H

WHEREAS, on 6 May 2013, the Ninth Judicial District Court in and for the County of Douglas, State of Nevada entered its Order for Distribution of Estate Not Exceeding \$100,000 Pursuant to NRS 146.070 ("Order") in Case No. 13-PB-0038 styled "In the Matter of the Estate of James A. Kallas, Deceased", which Order was entered by District Court Judge Michael P. Gibbons presiding in Department

2. A certified copy of the Order was recorded in the Official Records of Douglas County, Nevada on 8 May 2013, and may be found as Document No. 0823145, Book 0513, Page 1769; and

WHEREAS, pursuant to the Order, the Court ordered that Grantor was authorized to deed a 50% undivided interest in the below-described real property to Grantee, as a tenant-in-common, to hold such property with CHRISTOPHER A. KALLAS as the other tenant-in-common; and

WHEREAS, it is Grantor's intention at this time to convey to Grantee, as to an undivided 50% interest, as a tenant-in-common, all of the interest acquired by the Estate in the real property and improvements in Gardnerville, Douglas County, State of Nevada, commonly known as 1477 Mary Jo Drive, Gardnerville, Nevada, 89460, and as Douglas County Assessor's Parcel No. 1220-22-410-160, more specifically described as follows:

Lot 972 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the Office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374, Page 676, as File No. 72456.

NOW, THEREFORE, Grantor hereby conveys to Grantee, as a tenant-in-common, an undivided, equal (50%) interest in all of the rights, title and interest acquired by the Estate in and to that property commonly known as Douglas County, Nevada Assessor's Parcel Number 1220-22-410-160, specifically described hereinabove. The property is conveyed to Grantee "as is", and "where is", with no guarantees or warranties whatsoever.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATED this 15 day of May, 2013.

W. Charlene Kallas

W. CHARLENE KALLAS, Trustee
Kallas Family Trust
on behalf of the
Estate of James A. Kallas

A C K N O W L E D G E M E N T

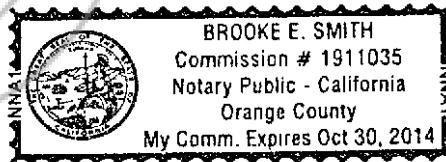
STATE OF CALIFORNIA)
) ss.
ORANGE COUNTY)

On May 15, 2013, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared W. CHARLENE KALLAS, on behalf of the Estate of James A. Kallas, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

This instrument was acknowledged before me on this 15th day of May, 2013.

Brooke E. Smith

NOTARIAL OFFICER
*See CA All-Purpose
Acknowledgment attached*



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Orange

On May 15 2013 before me, Brooke E. Smith, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared W. Charlene Kallas
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Brooke E. Smith
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Trustee's Deed

Document Date: May 15, 2013 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: W. Charlene Kallas Signer's Name: _____

Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____

Individual Individual

Partner – Limited General Partner – Limited General

Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____