

DOC # 835248  
12/11/2013 10:53AM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
McDonald Carano Wilson LLP  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 5 Fee: \$43.00  
BK-1213 PG-1664 RPTT: EX#003



APN: 1220-05-000-011

Recording Requested By and When:

When Recorded Mail To:

Matthew A. Gray, Esq.  
P. O. Box 2670  
Reno, Nevada 89505

Mail Tax Statements To Owner:

Ronald J. Martin  
3056 Crystal Ridge Lane  
Colton, CA. 92324

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.

**CO-PERSONAL REPRESENTATIVES' DEED**

Ronald J. Martin and James P. Pace, as the duly appointed, qualified and acting Co-Personal Representatives of the Estate of James Newell Martin aka James N. Martin aka James Martin, Deceased, administered in the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, Case No.13PB0015, Department I pursuant to the Order Settling First and Final Report, Approving Waiver of Accounting, Fees and Costs, and Petition for Decree of Final Distribution entered by the Court on November 26, 2013 and filed with the Clerk of the Court on November 26, 2013, a certified copy of which was recorded immediately prior to the recording of this Co-Personal Representatives' Deed, hereby grants, bargains, sells and conveys unto *RONALD J. MARTIN*, and to his successors and assigns, all right, title and interest of the decedent at the time of his death and all right, title, and interest that the estate may have subsequently acquired in the real property located at 1175 Waterloo Lane, Gardnerville, Douglas County, commonly known as Douglas County Assessor's Parcel No. 1220-05-000-011, which is more fully described as follows:



1175 Waterloo Lane, Gardnerville, Douglas County, Nevada:  
Situat in the Southwest ¼ of Section 4, and the Southeast ¼  
of Section 5, Township 12 North, Range 20 East, M.D.B.&M.,  
more particularly descried as follows:

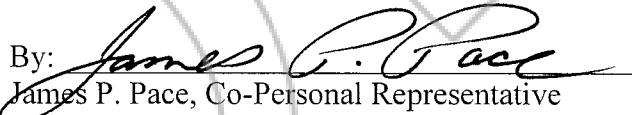
Parcel 3-A as set forth on Parcel Map for Molsberry Trust,  
filed for record in the office of the Douglas County  
Recorder on April 19, 1991, in Book 491, Page 2468, as  
Document No. 248779, Official Records.

**TOGETHER WITH**, all and singular, the tenements, the hereditaments and  
appurtenances thereunto belonging or in anywise appertaining, and the reversion and  
reversions, remainder and remainders, rents, issues and profits thereof.

**DATED:** This \_\_\_ day of November, 2013.

Estate of James Newell Martin aka James N. Martin  
aka James Martin, Deceased:

By: \_\_\_\_\_  
Ronald J. Martin, Co-Personal Representative

By:   
James P. Pace, Co-Personal Representative

STATE OF \_\_\_\_\_ )  
: ss.  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_ day of \_\_\_\_\_, 2013, before me, a notary public in and  
for said State, personally appeared Ronald J. Martin personally known to me (or proved  
to me on the basis of satisfactory evidence) to be the person whose name is subscribed to  
the within instrument and acknowledged to me that he executed the same in his capacity,  
and that by his signature on the instrument the person, or the entity upon behalf of which  
the person acted, executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
NOTARY PUBLIC

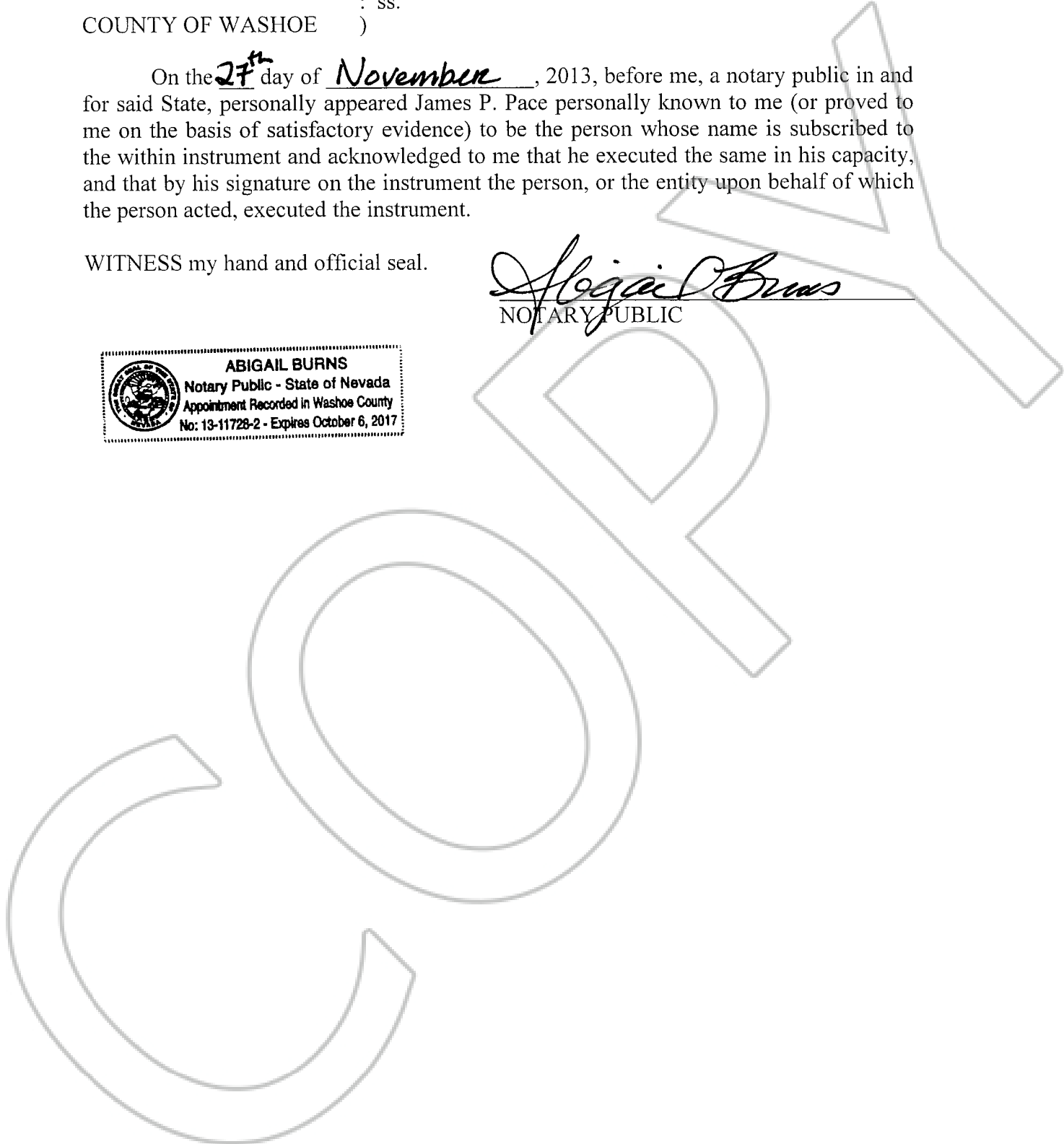
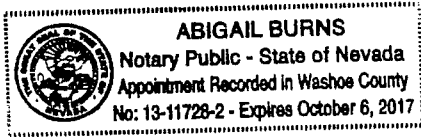


STATE OF NEVADA        )  
                                      : ss.  
COUNTY OF WASHOE    )

On the 27<sup>th</sup> day of November, 2013, before me, a notary public in and for said State, personally appeared James P. Pace personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

*Abigail Burns*  
NOTARY PUBLIC





1175 Waterloo Lane, Gardnerville, Douglas County, Nevada:  
Situate in the Southwest ¼ of Section 4, and the Southeast ¼  
of Section 5, Township 12 North, Range 20 East, M.D.B.&M.,  
more particularly desci ed as follows:

Parcel 3-A as set forth on Parcel Map for Molsberry Trust,  
filed for record in the office of the Douglas County  
Recorder on April 19, 1991, in Book 491, Page 2468, as  
Document No. 248779, Official Records.

**TOGETHER WITH**, all and singular, the tenements, the hereditaments and  
appurtenances thereunto belonging or in anywise appertaining, and the reversion and  
reversions, remainder and remainders, rents, issues and profits thereof.

**DATED:** This 3<sup>rd</sup> day of <sup>December RYM</sup> ~~November~~, 2013.

Estate of James Newell Martin aka James N. Martin  
aka James Martin, Deceased:

By: Ronald J. Martin  
Ronald J. Martin, Co-Personal Representative

By: \_\_\_\_\_  
James P. Pace, Co-Personal Representative

STATE OF \_\_\_\_\_ )  
   : ss.  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_ day of \_\_\_\_\_, 2013, before me, a notary public in and  
for said State, personally appeared Ronald J. Martin personally known to me (or proved  
to me on the basis of satisfactory evidence) to be the person whose name is subscribed to  
the within instrument and acknowledged to me that he executed the same in his capacity,  
and that by his signature on the instrument the person, or the entity upon behalf of which  
the person acted, executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
NOTARY PUBLIC

*please see attached Certificate  
of Acknowledgment*

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

BK 1213  
PG-1668  
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State of California

County of Riverside

On December 3, 2013 before me, Phuong T. H. Dang, Notary Public  
(Here insert name and title of the officer)

personally appeared Ronald J. Martin

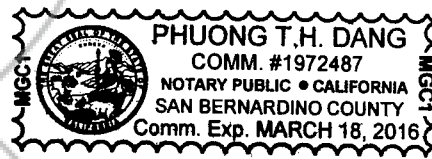
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument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

Phuong Dang  
Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### INSTRUCTIONS FOR COMPLETING THIS FORM

*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e., certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she they; is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not mis-used or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary)
- Securely attach this document to the signed document

**DESCRIPTION OF THE ATTACHED DOCUMENT**

CO - Personal Representative's  
(Title or description of attached document)

Deed  
(Title or description of attached document continued)

Number of Pages 3 Document Date 12/3/13

Loan# P.D. APN #: 1220-05-00-011  
(Additional information)

**CAPACITY CLAIMED BY THE SIGNER**

Individual (s)

Corporate Officer

\_\_\_\_\_  
(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other \_\_\_\_\_