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OFFICIAL RECORDS

Requested By:  
ROWE & HALES LLP

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 4 Fee: \$ 17.00

Bk: 0214 Pg: 5135 RPTT # 7



Deputy. ar

APN: 1320-33-816-015  
**RECORDING REQUESTED BY AND  
MAIL TO:**

✓  
Claudette Springmeyer  
Douglas County Public  
Administrator  
P.O. Box 1059  
Minden, NV 89423

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, CLAUDETTE SPRINGMEYER, Successor Trustee of the  
"WILLA D. CAMPBELL REVOCABLE TRUST", u.t.d. 9 August 1999 ("Trust")  
as confirmed by the Court's 19 March 2012 Order in Case No. 12-PB-  
0002; Department II, Ninth Judicial District Court of the State of  
Nevada in and for the County of Douglas ("Grantor"), and DAVID  
DOUGLAS CAMPBELL, an unmarried man, as his sole and separate  
property, and MICHELLE KNODEL, an unmarried woman, as her sole and  
separate property ("Grantees"), and upon the following recitals,  
terms and conditions, and for no other consideration, Grantor  
conveys to Grantees the Trust's interest in the property  
hereinbelow described.

**W I T N E S S E T H**

WHEREAS, the Trust was created by WILLA D. CAMPBELL on 9  
August 1999, as Settlor, and appointed WILLA D. CAMPBELL as the  
original Trustee of the Trust. On the death of WILLA D. CAMPBELL

on 17 December 2011, the Trust provided that Grantees were to serve as the Successor Co-Trustees of the Trust; and

**WHEREAS**, both of the Grantees declined to serve as Successor Co-Trustees resulting in the above-referenced Order entered 19 March 2012, which Order assumed jurisdiction by the Court over the Trust and appointed Grantor as the confirmed Successor Trustee; and

**WHEREAS**, on 3 November 2005, WILLA D. CAMPBELL, the original Settlor and Trustee, conveyed the below described property to the Trust by that Grant Deed recorded 3 November 2005 as Document No. 0659785; Book 1105, Page 1756 Official Records of the Douglas County, Nevada Recorder; and

**WHEREAS**, by Order entered 8 April 2013 in Case No. 12-PB-0002 approving of the Verified Petition for First and Final Accounting; Approving of Method of Distribution; and related orders in the estate proceedings of WILLA D. CAMPBELL, the Ninth Judicial District Court in and for the County of Douglas entered its Order that a 53.7% interest in the real property described below was to be deeded to the guardianship estate of David Douglas Campbell, currently pending in Case No. 12-PB-0005, and a 46.3% interest was to be deeded to Michelle Knodel. The Order further provides that the Trustee was authorized to execute such deed or deeds as may be appropriate to transfer WILLA D. CAMPBELL's real property and improvements to Grantees, as tenants-in-common; and

**WHEREAS**, it is Grantor's intention at this time to convey to Grantees, David Douglas Campbell and Michelle Knodel, single

persons, as their sole and separate property, and as tenants-in-common as to that undivided percentage of ownership set forth in this deed, all of the interest acquired by the Trust and the Trustee in that certain real property and improvements located in Gardnerville, Douglas County, Nevada, more commonly known as Douglas County Assessor's Parcel No. 1320-33-816-015, and also commonly known as 1419 Sterling Lane, Gardnerville, Nevada, 89410; more particularly described as follows:

All that real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 68, in Block C, as shown on the Final Subdivision Map #1006-6-11 of CHICHESTER ESTATES PHASE 11, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 27, 2002, in Book 1202, Page 12732, as Document No. 562225, and amended by Certificate of Amendment, recorded March 27, 2003, in Book 0303, Page 13037, as Document No. 0571430, Official Records of Douglas County, State of Nevada.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

**NOW THEREFORE,** Grantor hereby conveys to Grantees, the property described above, as tenants-in-common, in the following percentages:

An undivided 53.7% interest in the above-described property shall be conveyed to Claudette Springmeyer, Guardian of the person and estate of David Douglas Campbell, a single man, as his sole and separate property; and

An undivided 46.3% interest in the above-described property shall be conveyed to Michelle Knodel, a single woman, as her sole and separate property.

Grantor conveys to Grantees all of the rights, title, and interest acquired by the Trust and the Trustee in and to the property described hereinabove. The property is conveyed to Grantees "As-Is", "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 27<sup>th</sup> day of February, 2014.

Claudette Springmeyer  
CLAUDETTE SPRINGMEYER  
Successor Trustee of the  
Willa D. Campbell Revocable Trust  
u.t.d. 8/9/99

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

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF DOUGLAS        )

On February 27, 2014, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared CLAUDETTE SPRINGMEYER, Successor Trustee of the Willa D. Campbell Revocable Trust, u.t.d. 8/9/99, 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 27 day of February, 2014.

[Signature]  
NOTARIAL OFFICER

