

Doc Number: **0848727**

08/28/2014 02:37 PM

OFFICIAL RECORDS

Requested By
JAMES P PACE

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 7 Fee: \$ 20.00

Bk: 0814 Pg: 6694 RPTT # 5



Deputy: pk

A.P.N: 1318-10-310-027

When recorded, return Deed and
future property tax statements to:

Debra Effenberger
7390 Little Easy Street
Sparks, NV 89436

I the undersigned hereby affirms that this document submitted for recording
does not contain the social security number of any person or persons (Per NRS 239.030).

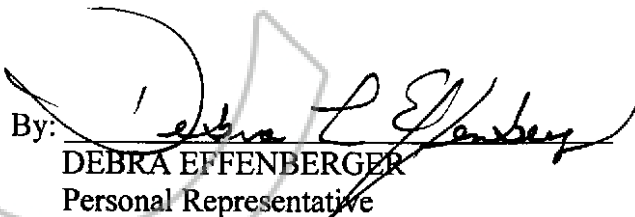

Signature

JAMES P. PACE, ESQ.
Attorney for Grantor/Grantee

GRANT, BARGAIN & SALE DEED
(Pursuant to Order)

Pursuant to the Order which was entered in the Second Judicial District Court of
the State of Nevada, in and for the County of Washoe on August 21, 2014, one certified
copy of which is attached hereto, DEBRA EFFENBERGER, Personal Representative of
the Estate of DANIEL MINEDEW hereby grants, bargains, and sells to DEBRA
EFFENBERGER and LYNN DANIEL MINEDEW as tenants in common, an undivided
one-half (1/2) interest in the real property owned by DANIEL MINEDEW, Deceased,
situated at Zephyr Cove, Douglas County, Nevada, described as shown attached hereto as
Exhibit "A".

DATED this 27th day of August, 2014.

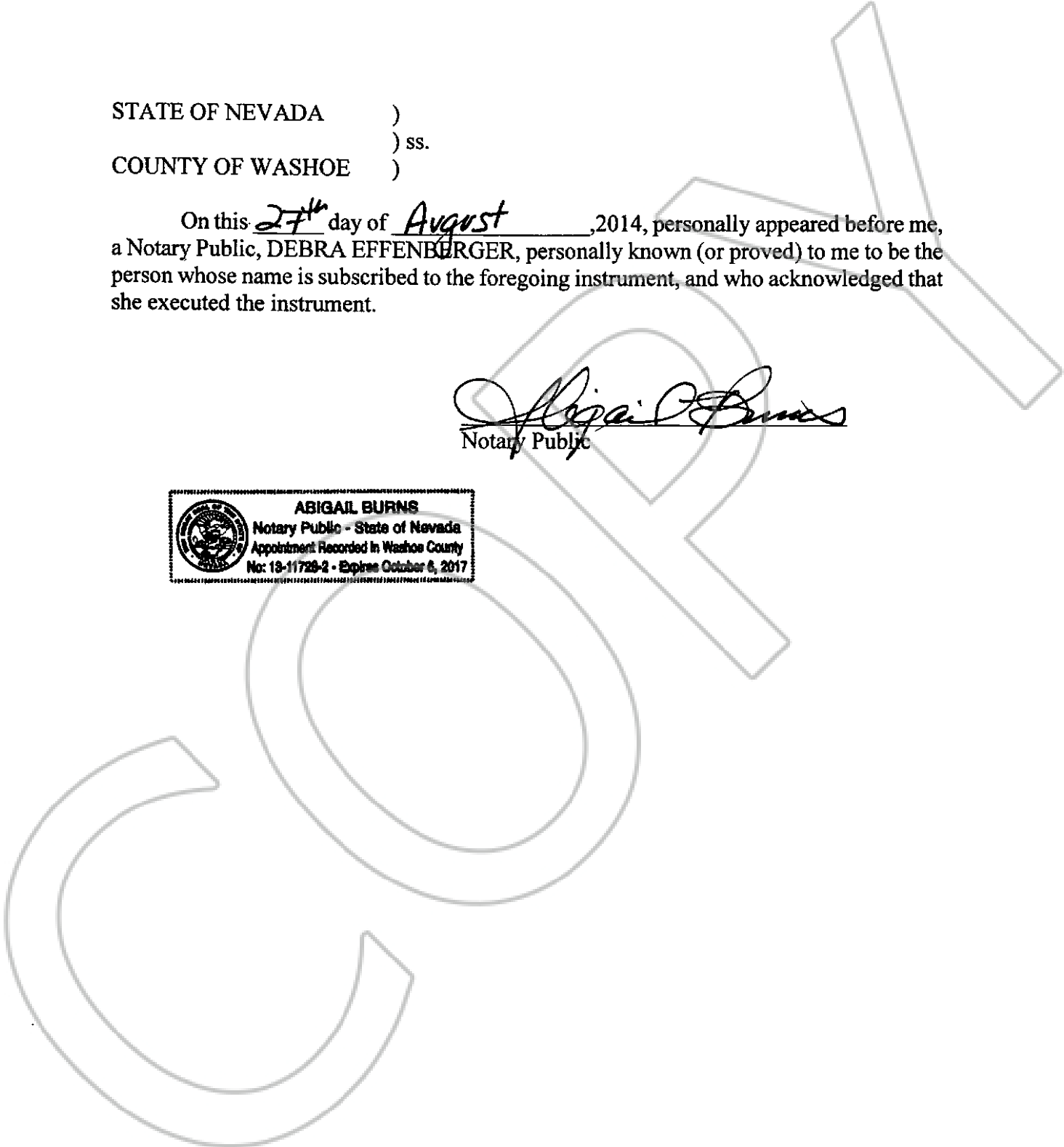
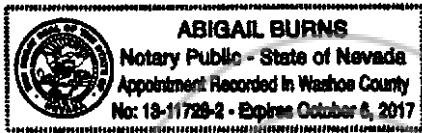
By: 
DEBRA EFFENBERGER
Personal Representative

Grant, Bargain & Sale Deed
Estate of GILBERT MINEDEW: APN: 1318-10-310-027

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 27th day of August, 2014, personally appeared before me, a Notary Public, DEBRA EFFENBERGER, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged that she executed the instrument.


Notary Public



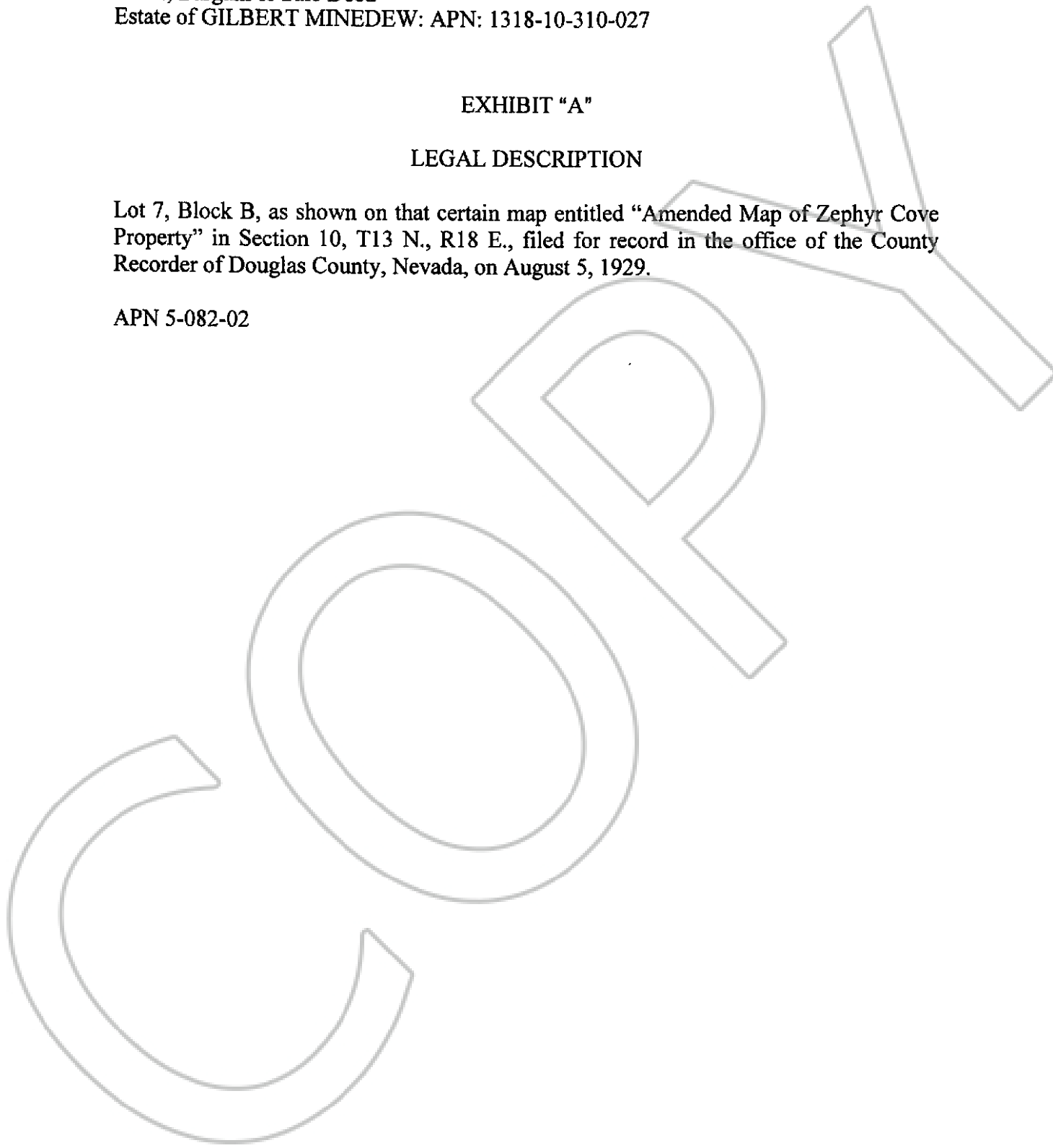
Grant, Bargain & Sale Deed
Estate of GILBERT MINEDEW: APN: 1318-10-310-027

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 7, Block B, as shown on that certain map entitled "Amended Map of Zephyr Cove Property" in Section 10, T13 N., R18 E., filed for record in the office of the County Recorder of Douglas County, Nevada, on August 5, 1929.

APN 5-082-02



1 DOCUMENT CODE: 2770
2 James P. Pace, Esq.
3 Nevada Bar No. 3128
4 448 Hill Street
5 Reno, NV 89501
6 (775) 323-5178
7 Attorney for Petitioner

8
9 IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
10
11 IN AND FOR THE COUNTY OF WASHOE

12 In the Matter of the Estate of

CASE NO.: PR13-00591

13 GILBERT DANIEL MINEDEW a.k.a.
14 DANIEL G. MINEDEW, a.k.a.
15 DAN G. MINEDEW,

DEPT. NO.: PR

16 Deceased.

17
18 **ORDER APPROVING FIRST AND FINAL REPORT,**
19 **REQUEST FOR WAIVER OF ACCOUNTING, AND**
20 **DECREE OF FINAL DISTRIBUTION**

21 DEBRA EFFENBERGER, Personal Representative of the Estate of GILBERT DANIEL
22 MINEDEW, Deceased, having filed her *First And Final Report, Request For Waiver Of*
23 *Accounting, Petition For Decree Of Final Distribution*, the Petition having come on regularly for
24 hearing earlier this day, and no person having appeared to contest the Petition, the Court now finds
25 as follows:

- 26 1. Notice of the Hearing on the Petition has been regularly given as prescribed by law.
- 27 2. Petitioner caused to be duly published a *Notice to Creditors* as required by law, and
28 the first publication of that Notice occurred on April 8, 2014. Proof of publication of said Notice has
been filed herein, and the time for presentment of claims has expired as of July 7, 2014. Two claims
were filed against the estate that have both been satisfied.
3. An *Inventory and Record of Value* of the estate was filed on May 27, 2014, showing
the value of the estate to be Seven Hundred Thirteen Thousand Six Hundred Fifty-Eight and 95/100
Dollars (\$713,658.95). The *Inventory and Record of Value* lists all of the assets of the Decedent's

1 estate which are known to Petitioner and which have come into her possession.

2 4. Petitioner and her brother are the intestate heirs of the Decedent and have requested
3 that the final accounting be waived.

4 5. A final federal income tax return of the Decedent for 2013 has been filed and the
5 income taxes due thereon paid. A final Fiduciary Income Tax return form 1041 for the estate is
6 being prepared and will be filed with the Internal Revenue Service. No tax liability for the estate
7 will be reflected on the final 1041. Any taxes due or losses will be passed through to the estate's
8 beneficiaries. A Federal Estate Tax Return Form 706 is not required for the estate.

9 6. Petitioner's attorney James P. Pace, Esq. will be compensated from assets held
10 outside the decedent's estate.

11 7. Petitioner requests that the balance of the Decedent's estate be distributed equally to
12 DEBRA EFFENBERGER and LYNN DANIEL MINEDEW, said Property to include the following:

13 Real property:

14 One half (1/2) interest in the real property commonly known as
15 729 Lincoln Highway, Zephyr Cove, Nevada APN 1318-10-310-027,
16 more particularly described as follows:

17 Lot 7, Block B, as shown on that certain map
18 entitled "Amended Map of Zephyr Cove Property"
19 in Section 10, T 13 N., R 18 E., filed for record
20 in the office of the County Recorder of Douglas County,
21 Nevada, on August 5, 1929.

20 APN 5-082-02
21 New APN 1318-10-310-027

22 Personal property:

23 2000 Dodge Durango
24 VIN# 1B4HS2823YF119162

25 1986 Jeep Eagle
26 VIN# 2CCCK3857GB704945

27 1997 Ford F-250 Pick-up
28 VIN# 1FTHX26FXVEC89596

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

1997 Terry 27ft 5th Wheel Trailer (Fleetwood)
VIN# 1EA5J2723V1572898

1980 Valco Hull Aluminum Boat
#HUL05527M80J

1980 Dily Boat Trailer
ID# 513710

The Petitioner further requests that this Court enter an order authorizing the distribution of any after discovered assets in accordance with this Court's order.

Based upon the foregoing, the Court orders the following:

- A. That the administration of the estate is closed without any further accounting;
- B. That the First and Final Accounting is waived;
- C. That all of the acts and transactions of the Petitioner as Personal Representative, as disclosed in this Petition are confirmed and approved;
- D. That the Decedent's estate be distributed as outlined above;
- E. That authorization is given for any after discovered assets to be distributed in accordance with this Court's order;
- F. Upon the Personal Representative's filing of a Petition for Discharge setting forth that she has paid all taxes of the Estate, delivered all the property of the Estate and that there remains nothing in her hands, and that she has performed all the acts lawfully required of her, DEBRA EFFENBERGER may apply to be discharged as Personal Representative of the Estate of GILBERT DANIEL MINEDEW, deceased and her Letters of Administration shall be vacated without the need for further hearing before this Court.

IT IS SO RECOMMENDED this 21 day of August, 2014.

Robin Wright

Probate Commissioner

IT IS SO ORDERED this 21 day of August, 2014.

Connie J. Steinheimer

District Judge

COPY

CERTIFIED COPY

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

DATE: **AUG 26 2014**
JOEY HASTINGS, Clerk of the Second Judicial District Court, in and for the County of Washoe, State of Nevada.

By *[Signature]* Deputy