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Recording Requested by and
When Recorded, Return to:

Don L. Ross
Woodburn and Wedge
6100 Neil Road, Suite 500
Reno, NV 89511



KAREN ELLISON, RECORDER

Grantee: U.S. Bank, N.A.
Attn: Jennifer Lessard, CFP
302 State Street
Salem, OR 97301

APN 1420-34-811-022, 1420-34-811-032,
& 1420-34-811-018

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, made on this 9th day of September 2014, by and between U.S. Bank, N.A., the duly appointed, qualified and acting Personal Representative of the Estate of Ronald Craig Dougan, deceased, and U.S. Bank, N.A., the Personal Representative of the Estate of Ronald Craig Dougan, deceased, Circuit Court of the State of Oregon, County of Clackamas, Case #P1309034.

WITNESSETH:

WHEREAS, pursuant to the Nevada Revised Statutes, the Personal Representative of the Estate of Ronald Scott Dougan, deceased was authorized by an Order Approving and Confirming First and Final Account; Order Approving Payment of Administrative Fees and Costs; and Order for Final Distribution issued by the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, Case Number 13PB0124, on September 24, 2014, to distribute the below described property to

U.S. Bank, N.A., the Personal Representative of the Estate of Ronald Craig Dougan, deceased, Circuit Court of the State of Oregon, County of Clackamas, Case #P1309034;

WHEREAS, the Court entered its Order for Final Distribution authorizing and directing the conveyance of the below described property to U.S. Bank, N.A., the Personal Representative of the Estate of Ronald Craig Dougan, deceased, Circuit Court of the State of Oregon, County of Clackamas, Case #P1309034 and a certified copy of the Court's Order is simultaneously recorded in the office of the County Recorder of the County of Douglas, State of Nevada. Said Order for Final Distribution is now on file and of record in Douglas County, and is hereby referred to for greater certainty.

NOW, THEREFORE, U.S. Bank, N.A., Personal Representative of the Estate of Ronald Craig Dougan, deceased, pursuant to the order of the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto U.S. Bank, N.A., the Personal Representative of the Estate of Ronald Craig Dougan, deceased, Circuit Court of the State of Oregon, County of Clackamas, Case #P1309034, its successors, heirs and assigns forever, all the right, title, interest of the Estate of Ronald Craig Dougan, deceased, held by Ronald Craig Dougan at the time of his death, and also all of the right, title and interest that the Estate of Ronald Craig Dougan, by operation of law or otherwise may have acquired, other than or in addition to that of said deceased at the time of his death, in and to all those certain parcels of land lying and being in the City of Minden, County of Douglas, State of Nevada, and more particularly described as follows:

- A. Vacant land located at 1579 Chiquita Drive, Minden, NV;
APN 1420-34-811-022 and legally described as:

Lot 12, El Rancho Estates, Douglas County, Nevada, being a portion of SE ¼ of the SE ¼ of Section 34, Township 14 North, Range 20 East, M.D.B.&M (per NRS 111.312, this legal description was previously recorded as Document No. 39867, Book No. 1279, Page 1244, on December 20, 1979)

- B. Vacant land located at 2613 Squires Drive Minden, NV;
APN 1420-34-811-032 and legally described as:

Lot 2, El Rancho Estates, Douglas County, Nevada, being a portion of SE ¼ of the SE ¼ of Section 34, Township 14 North, Range 20 East, M.D.B.&M. (per NRS 111.312, this legal description was previously recorded as Document No. 79583, Book No. 475, Page 707, on April 23, 1975)


- C. Vacant land located at 1565 Chiquita Drive, Minden, NV;
APN 1420-34-811-018 and legally described as:

Lot 16, El Rancho Estates, Douglas County, Nevada, being a portion of SE ¼ of the SE ¼ of Section 34, Township 14 North, Range 20 East, M.D.B.&M. (per NRS 111.312, this legal description was previously recorded as Document No. 79580, Book No. 475, Page 704, on April 23, 1975).

TO HAVE AND TO HOLD, all and singular the above mentioned and described property unto U.S. Bank, N.A., the Personal Representative of the Estate of Ronald Craig Dougan, deceased, Circuit Court of the State of Oregon, County of Clackamas, Case #P1309034, and its assigns forever.

IN WITNESS WHEREOF, the Personal Representative of the Estate of Ronald Craig Dougan, deceased has executed these presents the day and year first above written.

U.S. BANK, N.A.


By JENNIFER L. LESSARD
Personal Representative of the Estate of
Ronald Craig Dougan, deceased

STATE OF OREGON)
) ss.
COUNTY OF MARION)

On September 30th, 2014, personally appeared before me, a notary public, Jennifer Lessard, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that he/she executed the above instrument.

Witness my hand and official seal.

Kelly Kilgore
Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-34-811-022
 b) 1420-34-811-032
 c) 1420-34-811-018
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ -0-
 Deed in Lieu of Foreclosure Only (value of property) (-0-
 Transfer Tax Value: \$ n/a
 Real Property Transfer Tax Due: \$ n/a

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7 3 per court order
 b. Explain Reason for Exemption: Transfer to testamentary trust for the benefit of Decedent's children, without consideration

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Micael W. ...* Capacity Attorney for Dougan Estate
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Est of Ronald Craig Dougan
 Address: 6100 Neil Road, Suite 500
 City: Reno
 State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: U.S. Bank/Est of Ronald Craig Dougan
 Address: 302 State Street
 City: Salem
 State: OR Zip: 97301

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Don L. Ross, Esq. Escrow # --
 Address: 6100 Neil Road, Suite 500
 City: Reno State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)