

APN: 1420-18-710-008



KAREN ELLISON, RECORDER

E05

When Recorded, Please Return To:  
Heritage Law Group, P.C.  
1625 Highway 88, Suite 304  
Minden, Nevada 89423

Mail Future Tax Statements To:  
Ms. Tammy Murray  
51 Sparrowbush Rd S.  
Latham, NY 12110-1842

**PERSONAL REPRESENTATIVE'S DEED**

Tammy Murray, as the Personal Representative of the Estate of Susan M. Morey, Deceased, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged does hereby remise, release and forever quitclaim and transfer all interest which Decedent had at the time of her death and all the right, title and interest that the Estate may have subsequently acquired by operation of law, or otherwise, in 3280 Dog Leg Drive, Minden, NV, APN 1420-18-710-008, to Tammy Murray, as a married woman, as her sole and separate property, the real property situated in Douglas County, Nevada, more precisely described as:

Lot 8 in Block A, as set forth on that certain Amended Final Map LDA #99-54-1A for SUNRIDGE HEIGHTS III, PHASE 1A, a planned Unit Development, recorded in the office of the Douglas County Recorder on December 29, 2003, in Book 1203, Page 12019, as Documents No. 600647.

Pursuant to NRS 111.312, the above legal description previously appeared in Corporate Grant, Bargain, and Sales Deed No. 0616547 recorded on June 18, 2004.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

Attached hereto is a copy of the *Order Approving Settlement of First and Final Accounting, for Approval of Attorney's Fees and Costs, and for Decree of Final Distribution* that was rendered by the Ninth Judicial District Court of the State of Nevada, in and for Douglas County, made and entered into the record on April 6, 2015, the notices given and the proceedings had, in the matter of the Estate of Susan M. Morey, deceased, in Case 14-PB-0104 and this Deed if given pursuant to those proceedings and Order.

Date: April 16<sup>th</sup>, 2015.

*Tammy Murray*  
Tammy Murray

State of *Montana*  
County of *Rosebud*

This instrument was acknowledged before me on April 16<sup>th</sup>, 2015 by Tammy Murray.

Signature   
Notary Public

January A Phillips  
Notary Public  
State of New York  
01PH6197188  
Issued 11/24/2012  
Expires 11/24/2015

RECEIVED

FILED

APR 06 2015

Douglas County District Court Clerk 2015 APR -6 PM 1:35

BOBBIE R. WILLIAMS  
CLERK

K. WILFERT DEPUTY

1 Cassandra G. Jones, Esq.  
2 Bar No.: 8518  
3 1625 Highway 88, Suite 304  
4 Minden, Nevada 89423  
5 775-782-0040

Attorney for Petitioner

6 This document does not contain personal  
7 information, pursuant to NRS 603A.040.

8 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

9 IN AND FOR THE COUNTY OF DOUGLAS

10 \*\*\*\*\*

11 In the Estate of )

12 Susan M. Morey, )

13 Deceased. )

Case No. 14-PB-0104

Dept. II

14 **ORDER SETTLING FIRST AND FINAL ACCOUNTING, APPROVING ATTORNEY'S  
15 FEES AND COSTS, AND DECREE OF FINAL DISTRIBUTION**

16 THIS MATTER came before the Court upon Petitioner Tammy Murray's *Petition for  
17 Settlement of First and Final Accounting, Petition for Approval of Attorney's Fees and Costs,  
18 and for Decree of Final Distribution* filed with the Court on March 17, 2015. The Court held a  
19 Hearing on April 6, 2015.

20 THE COURT FINDS THAT notice of the Hearing was given as required by law, and the  
21 Court having reviewed the evidence finds that the facts alleged in said *Accounting* are true and  
22 correct, that all other legally required acts have been performed, and that the *Accounting*  
23 should be granted.

24 **GOOD CAUSE APPEARING, It is hereby ORDERED, ADJUDGED and DECREED that:**

- 25 1. The First and Final Accounting is approved, allowed, and settled as filed;

1           2. All of the acts and transactions of the Petitioner, as disclosed in the First and  
2 Final Accounting, are confirmed and approved;

3           3. Petitioner shall pay the sum of \$12,342.52 to Heritage Law Group for fees for  
4 legal services;

5           4. Petitioner shall pay the sum of \$1,429.81 to Heritage Law Group for costs  
6 advanced on behalf of the estate;

7           5. Petitioner shall pay an additional amount not to exceed \$75.00 for costs  
8 advanced to complete the estate;

9           6. Petitioner shall distribute the remaining assets of the estate pursuant to the  
10 terms of the Last Will to TAMMY MURRAY;

11           7. As part of the distribution, the Petitioner shall distribute 3280 Dog Leg Drive,  
12 Minden, Douglas County, Nevada, APN 1420-18-710-008, to Tammy Murray, as a married woman,  
13 as her sole and separate property,;

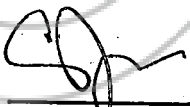
14           Lot 8 in Block A, as set forth on that certain Amended Final Map LDA #99-54-1A  
15 for SUNRIDGE HEIGHTS III, PHASE 1A, a planned Unit Development, recorded  
16 in the office of the Douglas County Recorder on December 29, 2003, in Book  
17 1203, Page 12019, as Documents No. 600647.


18           8. As part of the distribution, the Petitioner shall distribute the 1999 Jeep Grand  
19 Cherokee, VIN 1J4GW68N8XC669832, to Tammy Murray;

20           9. Upon the filing of appropriate receipts, Petitioner shall be discharged from  
21 further responsibilities and that the estate shall be closed without any further accounting or  
22 reports to the Court; and

23           10. Upon filing of said receipts, this matter shall be discharged.

24 DATED this 6<sup>th</sup> day of April, 2015.

25 Submitted by:   
Cassandra G. Jones, Esq.



DISTRICT JUDGE

**State of Nevada  
Declaration of Value**

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument # _____	
Book: _____ Page: _____	
Date of Recording: _____	
Notes:	

1. Assessor Parcel Number(s)  
 a) 1420-18-710-008  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_

2 Type of Property:

- |  |   |
|--|---|
| a) <input type="checkbox"/> Vacant Land  | b) <input checked="" type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex                    |
| e) <input type="checkbox"/> Apt. Bldg.   | f) <input type="checkbox"/> Comm'l/Ind'l                |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home                 |
| i) <input type="checkbox"/> Other:       |   |

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

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: 5

b. Explain Reason for Exemption: A transfer of real property to Tammy Murray, who is the Personal Representative of the Estate of Susan M. Morey, pursuant to Court Order dated April 6, 2015. *(daughter-in-law - \$10 per Ramona @ Law office)*

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 therein. Furthermore, the 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: *Ramona L. Morey* Capacity: Paralegal

**SELLER (GRANTOR) INFORMATION - REQUIRED**  
 Name: Susan M. Morey

Address: 3280 Dog Leg Drive  
 City, State, ZIP: Minden, NV 89423

**BUYER (GRANTEE) INFORMATION - REQUIRED**  
 Name: Tammy Murray, Personal Rep. of the Estate of Susan M. Morey

Address: 51 Sparrowbush Rd. S.  
 City, State, ZIP: Latham, NY 12110-1842

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: Heritage Law Group, P.C. Escrow # \_\_\_\_\_  
 Address: 1625 Highway 88, Suite 304  
 City, State, ZIP: Carson City, NV 89701

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)