

19-
Assessor's Parcel Number: 1220-01-002-019

Recording Requested By:

Name: Heritage Law Group, P.C.

Address: 1625 Hwy. 88, Suite 304

City/State/Zip Minden, NV 89423

Real Property Transfer Tax:

DOUGLAS COUNTY, NV 2015-864285

Rec:\$19.00

Total:\$19.00

06/16/2015 10:38 AM

HERITAGE LAW GROUP, P.C.

Pgs=7



00016241201508642850070071

KAREN ELLISON, RECORDER

E03

\$

Re-record Personal Representative's Deed to attach Order as exhibit

Reference Doc # 2015-863677
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

15
APN: 1220-01-002-019When Recorded, Please Return To:

Heritage Law Group, P.C.
1625 Highway 88, Suite 304
Minden, Nevada 89423

Mail Future Tax Statements To:

Ms. Sandra Morrison
6523 South Topaz Dr.
Chandler, AZ 85249

000155882015086367/0030036

KAREN ELLISON, RECORDER

E05

PERSONAL REPRESENTATIVE'S DEED

Sandra Sue Morrison, as the Personal Representative of the Estate of Bertha Ann Parks, 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 1943 Sheep Camp Rd., Gardnerville, NV, APN 1220-01-002-019, to Sandra Sue Morrison, Linda Luise Cooper, and John Michael Parks, in equal shares, as tenants in common, the real property situated in Douglas County, Nevada, more precisely described as:

A parcel of land being located in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 12 North, Range 20 East, M.D.B. &M. Douglas County, Nevada, more particularly described as follows:

Beginning at the Southeast corner of said Southwest $\frac{1}{4}$, Southeast $\frac{1}{4}$ Section 1, Township 12 North, Range 20 East, which is the Southeast corner of the lot from which the $\frac{1}{4}$ corner on the South boundary of said Section 1 bears North 89 50' 20" West, 1323.56 feet, thence North 0 00' 40" East, 359.00 feet; thence North 89 50' 20" West, 365.00 feet; thence South 0 00' 40" West, 359.00 feet; thence South 89 50' 20" East, 365.00 feet to the Point of beginning.

Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain, and Sales Deed No. 79267, Book 475, Page 177 recorded on April 4, 1975.

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 June 8, 2015, the notices given and the proceedings had, in the matter of the Estate of Bertha Ann Parks, deceased, in Case 14-PB-0126 and this Deed if given pursuant to those proceedings and *Order*.

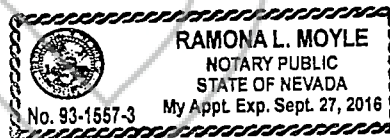
Date: June 8, 2015.

Sandra Sue Morrison
Sandra Sue Morrison

State of Nevada)
Douglas County)

This instrument was acknowledged before me on June 8, 2014, by Sandra Sue Morrison.

Signature Ramona L. Moyle
Notary Public



FILED

NO _____

1 Michael G. Millward, Esq.
2 Bar No.: 11212
3 1625 Highway 88, Suite 304
4 Minden, Nevada 89423
5 775-782-0040
6 Attorney for Petitioner
7 The undersigned affirms that this document does not
8 contain personal information, pursuant to NRS 603A.040

RECEIVED PM 1:39
BOBBIE R. WILLIAMS
JUN - 1 2015 CLERK
M. B. BIGNINI
Douglas County DEPUTY
District Court Clerk

6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF DOUGLAS

9 In the Estate of

10 BERTHA ANN PARKS,

11 Deceased.

)
)
) Case No. 14-PB-0126

)
) Dept. II

12
13 **ORDER SETTLING FIRST AND FINAL ACCOUNTING, APPROVING ATTORNEY'S
14 FEES AND COSTS, AND DECREE OF FINAL DISTRIBUTION**

15 THIS MATTER came before the Court upon Petitioner Sandra Morrison's *Petition for*
16 *Settlement of First and Final Accounting, Petition for Approval of Attorney's Fees and Costs,*
17 *and for Decree of Final Distribution* (hereinafter "Petition"), filed with the Court on May 20,
18 2015. The Court held a hearing upon the Petition on June 8, 2015.

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

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

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

25 2. All of the acts and transactions of the Petitioner, as disclosed in the First and

Final Accounting, are confirmed and approved;

ORDER SETTLING FIRST & FINAL ACCOUNTING,
APPROVAL OF ATTORNEY'S FEES AND COSTS,
AND DECREE FOR FINAL DISTRIBUTION

HERITAGE LAW GROUP, P.C.
1625 HIGHWAY 88, SUITE 304, MINDEN, NV 89423
TELEPHONE: 775-782-0040

1 3. Petitioner shall pay the sum of \$9,505.44 to Heritage Law Group for fees for
2 legal services;

3 4. Petitioner shall pay the sum of \$2,281.04 to Heritage Law Group for costs
4 advanced on behalf of the estate;

5 5. Petitioner shall pay an additional amount not to exceed \$300.00 for costs
6 advanced to complete the estate;

7 6. Petitioner shall distribute the remaining assets of the estate pursuant to the
8 terms of the Last Will to the beneficiaries;

9 7. As part of the distribution, the Petitioner shall distribute 1943 Sheep Camp Rd.,
10 Gardnerville, Douglas County, Nevada, APN 1220-01-002-019, to Sandra Sue Morrison, Linda
11 Luise Cooper, and John Michael Parks, in equal shares as tenants in common, described as
12 follows:

13 A parcel of land being located in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of
14 Section 1, Township 12 North, Range 20 East, M.D.B. &M. Douglas
County, Nevada, more particularly described as follows:

15 Beginning at the Southeast corner of said Southwest $\frac{1}{4}$, Southeast $\frac{1}{4}$
16 Section 1, Township 12 North, Range 20 East, which is the Southeast
17 corner of the lot from which the $\frac{1}{4}$ corner on the South boundary of said
Section 1 bears North 89 50' 20" West, 1323.56 feet, thence North 0
00' 40" East, 359.00 feet; thence North 89 50' 20" West, 365.00 feet;
18 thence South 0 00' 40" West, 359.00 feet; thence South 89 50' 20"
East, 365.00 feet to the Point of beginning.

19 8. As part of the distribution, the Petitioner shall distribute the real property 40
20 acres in Lake County, Oregon to Sandra Sue Morrison, Linda Luise Cooper, and John Michael
21 Parks, in equal shares as tenants in common;

22 9. As part of the distribution, the Petitioner shall distribute the 2003 Buick Century,
23 VIN: 2G4WS52J131283536, to John Michael Parks;

24 10. As part of the distribution, the Petitioner shall distribute the 1968 Ford LTD, VIN:
25 8J66Y168934, to John Michael Parks;

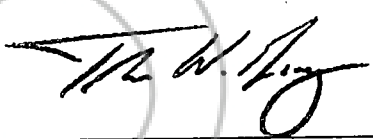
1 11. As part of the distribution, the Petitioner shall distribute the 1968 Tiki Boat with
2 trailer, to John Michael Parks;

3 12. As part of the distribution, the Petitioner shall distribute the 1968 Honda 90cc
4 Motorcycle to John Michael Parks;

5 13. Upon the filing of appropriate receipts, Petitioner shall be discharged from
6 further responsibilities and that the estate shall be closed without any further accounting or
7 reports to the Court; and

8 14. Upon filing of said receipts, this matter shall be closed.

9 DATED this 8th day of June, 2015.


DISTRICT JUDGE

10
11 Submitted by: 
12 Michael G. Millward, Esq.

**State of Nevada
Declaration of Value**

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

1. Assessor Parcel Number(s)

- a) 1220-01-002-019
- b) _____
- c) _____

2 Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) 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: 3
- b. Explain Reason for Exemption: Re-record Document #2015-863677 to attach Order as exhibit; originally recorded on 6/9/15.

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: *Kemone L. Mayle* Capacity: Paralegal

SELLER (GRANTOR) INFORMATION - REQUIRED
Name: Sandra Sue Morrison, Linda Luise Cooper, and John Michael Parks

BUYER (GRANTEE) INFORMATION - REQUIRED
Name: Sandra Sue Morrison, Linda Luise Cooper, and John Michael Parks

Address: 6523 South Topaz Dr.
City, State, ZIP: Chandler, AZ 85249

Address: 6523 South Topaz Dr.
City, State, ZIP: Chandler, AZ 85249

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

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

Escrow # _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)