

DOUGLAS COUNTY, NV

2016-876543

RPTT:\$13.65 Rec:\$19.00

\$32.65 Pgs=6

02/11/2016 11:20 AM

FIRST CENTENNIAL - RENO

KAREN ELLISON, RECORDER

APN # 1318-15-311-016

217288

QUITCLAIM DEED

Type of Document

DOUGLAS COUNTY RECORDER
Karen Ellison
1616 W. Eighth St., Minden, NV 89423
(775)782-9027

Return to:

John Behan & Debra Aggers

535 24th Place

Hermosa Beach, CA 90254

PARCEL NO. 1318-15-311-016

WHEN RECORDED MAIL TO:
JOHN L. BEHAN & DEBRA AGGERS
535 24TH PLACE
HERMOSA BEACH, CA 90254

SPACE ABOVE THIS LINE FOR RECORDER'S USE


QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LENARD E. SCHWARTZER, Chapter 7 Bankruptcy Trustee for the bankruptcy estate of Richard Aggers, U.S. Bankruptcy Court, District of Nevada, (Case No. 14-11519 MKN) does hereby QUITCLAIM to JOHN L. BEHAN & DEBRA AGGERS as joint tenants, all of his right, title and interest in the real property situated in the County of Douglas, State of Nevada, and more particularly described as follows:

Parcel # 1318-15-311-016, Section 15, Block 13, Range 18, 0.340 Acres.

465 Kent Way, Zephyr Cove, NV 89448

A certified copy of the Order Granting Motion to Sell the Estate's Right, Title and Interest in One-Half Interest in Real Property Located in Douglas County, Nevada to John L. Behan and Debra Aggers, is attached hereto and marked as Exhibit 1.

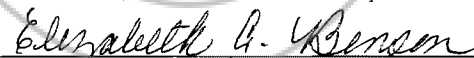


LENARD E. SCHWARTZER, Trustee

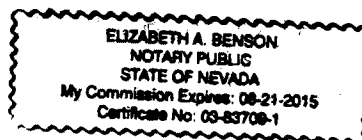
Dated: November 20, 2014

STATE OF NEVADA }
 } ss.
COUNTY OF CLARK)

On this 20th day of NOVEMBER, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared LENARD E. SCHWARTZER, personally known to me (or proved) to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein maintained.



Notary Public
EXPIRATION DATE 8-21-15



COPY

EXHIBIT 1

United States Bankruptcy Court
District of Nevada

Case No. 14-11519-mkn
Chapter 7

In re: (Name of Debtor)
RICHARD AGGERS
6139 APPLE ORCHARD DR.
LAS VEGAS, NV 89142

Social Security No.:
xxx-xx-0176

**ORDER DETERMINING DEBTOR COMPLIANCE WITH FILING REQUIREMENTS
OF 11 U.S.C. § 521(a)(1)**

Pursuant to 11 U.S.C. § 521(i), if an individual debtor in a voluntary case under Chapter 7 or Chapter 13 fails to file all of the information required under 11 U.S.C. § 521(a)(1) within 45 days after the date of the filing of the petition, the case shall be automatically dismissed effective on the 46th day after the date of the filing of the petition. The Court has reviewed the file in this case and has determined that the debtor (see note below) has complied with the information filing requirement of 11 U.S.C. § 521(a)(1) and Local Rule 4002.1. Accordingly, it is

ORDERED:

1. This case is not subject to automatic dismissal under 11 U.S.C. § 521(i)(1) or (2).
 2. If any party in interest has any reason to contest the Court's finding that the debtor has filed all information required by 11 U.S.C. § 521(a)(1), that party shall:
 - (a) File a Motion for Reconsideration not later than 10 days from the date of the entry of this order. The motion should specifically identify the information and document(s) required by 11 U.S.C. § 521(a)(1) that the debtor has failed to file.
 - (b) Comply with the provisions of LR 9014 and obtain a hearing date and time.
 - (c) Serve such motion and notice of hearing on the trustee, debtor and debtor's counsel, if any;
- and
- (d) File a Certificate of Service of the motion and notice of hearing within two business days of filing the motion.

Dated: 3/10/14


BY THE COURT



Mary A. Schott
Clerk of the Bankruptcy Court

Note: All references to "debtor" shall include and refer to both of the debtors in a case filed jointly by two individuals.

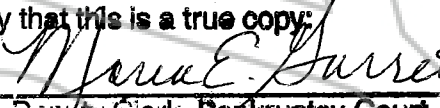
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28


Honorable Mike K. Nakagawa
United States Bankruptcy Judge



Entered on Docket
November 17, 2014

LENARD E. SCHWARTZER
2850 South Jones Blvd, Suite 1
Las Vegas, NV 89146
(702) 307-2022
TRUSTEE

I certify that this is a true copy:
Attest: 
Deputy Clerk, Bankruptcy Court

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

In re	)	Case No. BK-S 14-11519 MKN
AGGERS, RICHARD	)	IN PROCEEDINGS UNDER CHAPTER 7
	)	ORDER GRANTING MOTION TO SELL
	)	THE ESTATE'S RIGHT, TITLE AND
	)	INTEREST IN ONE-HALF INTEREST IN
	)	REAL PROPERTY LOCATED IN
	)	DOUGLAS COUNTY, NEVADA TO JOHN
	)	L. BEHAN AND DEBRA AGGERS
Debtor.	)	Date: November 13, 2014
	)	Time: 11:00 a.m.
	)	Place: Foley Bldg., Third Floor

The Trustee's Motion to Sell the Estate's Right, Title and Interest in Real Property Located in Douglas County, Nevada to Insiders came on regularly for hearing before a United States Bankruptcy Judge on November 13, 2014. Appearing at the hearing was the Trustee representing himself, and there were no other appearances. No opposition having been filed and good cause appearing therefor,

IT IS HEREBY ORDERED that the Trustee is authorized to:

(1) sell the estate's right, title and interest in a one-half interest in the below described real property to JOHN L. BEHAN and DEBRA AGGERS for the cash sum of \$3,500.00

The real property is more particularly described as follows:

Parcel # 1318-15-311-016, Section 15, Block 13, Range 18, 0.340 Acres.

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

- (2) pay the fee for the recording of the Quitclaim Deed
- (3) execute any and all documents necessary to effectuate the sale.

Submitted by:



 LENARD E. SCHWARTZER
 Trustee


ALTERNATIVE METHOD re RULE 9021:

In accordance with Local Rule 9021, the Trustee submitting this document certifies that the order accurately reflects the court's ruling and that (check one):

- _____ The Court waived the requirement set forth in LR9021(b)(1).
- No parties appeared at the hearing or filed an objection to the motion.

_____ I have delivered a copy of this proposed order to all counsel who appeared at the hearing, and any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

_____ I certify that this is a case under Chapter 7 or 13, that I have served a copy of this order with the motion pursuant to LR 9014(g), and that no party has objected to the form or content of the order.



 LENARD E. SCHWARTZER
 Trustee

###

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1313-15-311-016
 b) _____
 c) _____
 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: \$ 3500.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 13.65

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 50 %

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 [Signature] Capacity seller / Trustee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: LENARD E. SCHWARTZ, TRUSTEE
IN THE BANKRUPTCY ESTATE OF
RICHARD AGGERS (14-11519)
 Address: 2850 S. JONES BLVD, STE. 1
 City: LAS VEGAS
 State: NV Zip: 89146

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: John Pelan & Debra Aggers
 Address: 532 24th Place
 City: Hermosa Beach
 State: CA Zip: 90254

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: First Centennial Title Escrow # 217288DR
 Address: 704 W. Nye Lane #101
 City: Carson City State: NV Zip: 89703

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