

APN 1420-28-701-006 (formerly 21-050-29)

Recording Requested by and  
When Recorded, Return to:



KAREN ELLISON, RECORDER

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

Grantees: Joan Winchell  
36 Burning Tree Court  
Las Vegas, NV 89113

Ronald Winchell  
8978 Spanish Ridge Ave., Ste 100  
Las Vegas, NV 89113

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**PERSONAL REPRESENTATIVE'S DEED**

**THIS INDENTURE**, made on this 20<sup>th</sup> day of November, 2015, by and between Joan Winchell and Ronald Winchell, the duly appointed, qualified and acting Personal Representatives of the Estate of Albert Buscaglia, deceased, and Joan Winchell and Ronald Winchell.

**WITNESSETH:**

**WHEREAS**, pursuant to the Nevada Revised Statutes, the Personal Representatives of the Estate of Albert Buscaglia, deceased were authorized by an Order Approving and Confirming First and Final Account and Report of Co-Personal Representatives; Petition for Confirmation; Application for Order Authorizing Payment of Fees and Costs; and Petition for Final Distribution issued by the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, Case Number 15PB0029,

on November 3, 2015, to distribute the below-described real property to Joan Winchell and Ronald Winchell;


**WHEREAS**, the Court entered its Order for Final Distribution authorizing and directing the conveyance of the below-described property to Joan Winchell and Ronald Winchell 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.

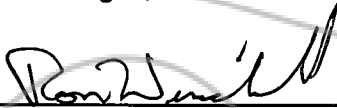
**NOW, THEREFORE**, Joan Winchell and Ronald Winchell, Personal Representatives of the Estate of Albert Buscaglia, deceased, pursuant to the order of the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Joan Winchell and Ronald Winchell, each as to an undivided fifty percent (50%) interest as tenants in common, their successors, heirs and assigns forever, all the right, title, interest in and to all that real property commonly described as 1322 Jackie Lane, Minden, lying and being in the County of Douglas, State of Nevada, and more particularly described as follows:

All that portion of the Southeast  $\frac{1}{4}$  of Section 28, Township 14 North, Range 20 East, M.D. B. & M., more particularly described as follows: Parcel 3 as shown on Parcel Map for Albert Ripepi recorded February 11, 1988, in Book 288, Page 1654, as Document No. 172475, of Official Records of Douglas County, Nevada.

**TO HAVE AND TO HOLD**, all and singular the above mentioned and described property unto Joan Winchell and Ronald Winchell, and their assigns forever.

IN WITNESS WHEREOF, the Personal Representatives of the Estate of Albert Buscaglia, deceased has executed these presents the day and year first above written.

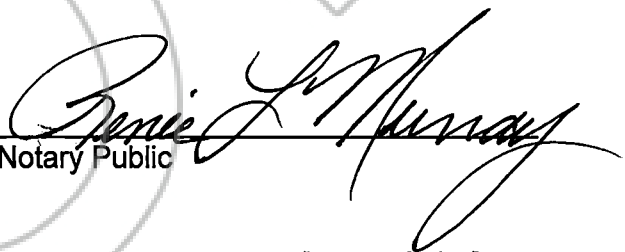
  
By Joan Winchell  
Personal Representative of the Estate of  
Albert Buscaglia, deceased

  
By Ronald Winchell  
Personal Representative of the Estate of  
Albert Buscaglia, deceased

STATE OF NEVADA       )  
                                  ) ss.  
COUNTY OF CLARK     )

On November 20, 2015 2015, personally appeared before me, a notary public, Joary Winchell and Ronald Winchell, personally known to me to be the persons whose name is subscribed to the above instrument who acknowledged that he/she executed the above instrument.

Witness my hand and official seal.

  
Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 21-050-29  
 b) 1420-28-701-006  
 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: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 Transfer Tax Value: \$140,214.00  
 Real Property Transfer Tax Due: \$547.95

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

5. Partial Interest: Percentage being transferred: 100.0 %

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 Attorney

Signature [Signature] Capacity Attorney

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Estate of Albert Buscaglia  
 Address: 8978 Spanish Ridge Ave Ste 100  
 City: Las Vegas  
 State: NV Zip: 89148

Print Name: Ron Winchell and Joan Winchell  
 Address: 8978 Spanish Ridge Ave Ste 100  
 City: Las Vegas  
 State: NV Zip: 89148

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Don Ross, Woodburn and Wedge Escrow # \_\_\_\_\_  
 Address: 6100 Neil Road, Suite 500  
 City: Reno State: NV Zip: 89511

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