

APN: 1220-21-710-140

When recorded return to:
Joel W. Locke, Esq.
P.O. Box 646
Carson City, NV 89702



KAREN ELLISON, RECORDER E03

Grantee/Mail Tax Statements To:
Deborah E. Platka
P.O. Box 98
East Hardwick, VT 05836

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

PERSONAL REPRESENTATIVE'S GRANT DEED

THIS DEED, made on February 22, 2016, by and between LORRAINE PLATKA-BIRD, Personal Representative of the Estate of Robert T. Platka, deceased, hereinafter referred to as Grantor, and DEBORAH E. PLATKA, an unmarried woman, hereinafter referred to as Grantee.

WITNESSETH:

WHEREAS, on June 22, 2015, the Grantor, LORRAINE PLATKA-BIRD, was duly appointed Personal Representative of the Estate of ROBERT T. PLATKA, deceased, by the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, in Case No. 15-PB-0048; and

WHEREAS, the above-referenced estate is the owner in fee of all that certain parcel of real property located in the county of Douglas, state of Nevada, as more particularly hereinafter described; and

WHEREAS, on January 25, 2016, the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, after a hearing thereon, approved a First and Final Account and Petition for Fees and for Final Distribution, wherein transfer of the hereinafter described real property of the estate was granted to DEBORAH E. PLATKA.

That the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the Grantee and to Grantees's heirs, successors and assigns forever, all that certain lot, piece, or parcel of land situate, lying, and being in the county of Douglas, state of Nevada, being Assessor's Parcel No. 1220-21-710-140, and more particularly described as follows:

Lot 470, as shown on the Map of GARDNERVILLE RANCHOS UNIT NO. 7, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974, Document No. 72456.

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This legal description was previously recorded in the Office of the County Recorder for Douglas County, State of Nevada on December 8, 2015, as Document No. 2015-873823.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD the interest of the premises, together with the appurtenances, unto the said Grantee, and to Grantees's heirs, successors and assigns forever.

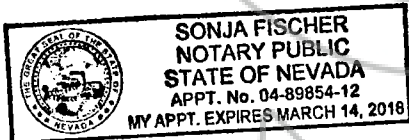
IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.



LORRAINE PLATKA-BIRD

STATE OF NEVADA)
 : ss.
COUNTY OF Carson)

On 2 - 22 -, 2016, personally appeared before me, a notary public, LORRAINE PLATKA-BIRD, as Personal Representative of the Estate of Robert T. PLATKA, deceased, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Personal Representative's Grant Deed, who acknowledged to me that she executed the foregoing document on behalf of said estate.





NOTARY PUBLIC

ND: 4827-4271-4157, v. 1

State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

- a) 1220-21-710-140
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

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

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 & 5
- b. Explain Reason for Exemption: A transfer of title recognizing the true status of ownership of the real property, including, without limitation, a transfer by an instrument in writing pursuant to the terms of a land sale installment contract previously recorded and upon which the taxes imposed by this chapter have been paid. & A transfer, assignment or other conveyance of real property if the owner of the property is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity (Father to Daughter) Attached Court Order.

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 herein. 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 375.036, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Capacity Grantor Agent

Signature _____

Capacity Grantee Agent

SELLER (GRANTOR) INFORMATION REQUIRED

BUYER (GRANTEE) INFORMATION REQUIRED

Print Name: Lorraine Platka-Bird, Personal Representative

Print Name: Deborah E. Platka

Address: 748 S. Meadows Pkw, # A9-128

Address: P.O. Box 98

City: Reno

City: East Hardwick

State: NV Zip: 89521

State: VT Zip: 05836

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow #

Address: 402 North Division Street, P.O. Box 646

City: Carson City State NV Zip 89702

ND: 4826-4827-7037, v. 1