

Recording Requested by and  
Mail to:

Claudette Springmeyer  
Douglas County Public Administrator  
P.O. Box 1059  
Minden, NV 89423



KAREN ELLISON, RECORDER

E03

**ADMINISTRATOR'S DEED**  
**APN: 1220-22-310-091**

**COMES NOW**, SANDRA RUTH SUSSMAN, Deceased, by and through the Successor Personal Representative of the Estate of Sandra Ruth Sussman, CLAUDETTE SPRINGMEYER, as Grantor ("Grantor"), and CLAUDETTE SPRINGMEYER, General Administrator of the Estate of Robert Onizchak, Deceased, as Grantee ("Grantee"), and upon the following recitals, terms and conditions, and for no other consideration, and hereby conveys to Grantee Grantor's interest in the property hereinbelow described.

**WITNESSETH**

**WHEREAS**, pursuant to Order Reopening Probate Estate and Appointing Successor Personal Representative filed 22 December 2015 in the Matter of the Estate of Sandra Ruth Sussman, Deceased, Case No. 03-PB-0054 in the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas, the Court appointed CLAUDETTE SPRINGMEYER as successor Personal Representative of the Estate of Sandra Ruth Sussman, Deceased, to transfer the assets of Sandra Ruth Sussman to Robert Onizchak, aka Robert Sussman, as the sole beneficiary of Sandra Ruth Sussman; and

**WHEREAS**, in the course of her administration of the estate of Sandra Ruth Sussman, Grantor has discovered that the below described property remains in the name of Sandra Ruth Sussman, and in order to transfer title to a proposed buyer of the property, Grantor must first transfer title to the property from the Estate of Sandra Ruth Sussman to the Estate of Robert Onizchak, Deceased, currently pending in the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas, Case No. 15-PB-0120. Upon transfer of the below described property, Grantee, as the General Administrator of the Estate of Robert Onizchak, Deceased will petition the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas for its Order confirming the sale of the below described property to proposed buyers; and

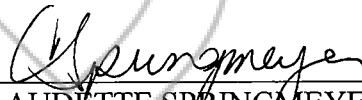
**WHEREAS**, it is Grantor's intention at this time to convey to Grantee, as the General Administrator of the Estate of Robert Onizchak, Deceased, all of the interest acquired by the Estate of Sandra Ruth Sussman and Grantor in the real property and improvements in Douglas County, State of Nevada, commonly known as Douglas County Assessor's Parcel No. 1220-22-310-091, also known as 684 Long Valley Road, Gardnerville, Nevada, 89460, and more specifically described as follows:

Lot 710, as shown on the Map of Gardnerville Ranchos Unit No. 7, filed in the Office of the Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374, Page 676, as Document No. 72456, Official Records of Douglas County, Nevada.

**NOW, THEREFORE,** Grantor hereby conveys to Grantee, as the General Administrator of the Estate of Robert Onizchak, Deceased, an undivided interest in all of the rights, title and interest acquired by the Estate of Sandra Ruth Sussman and the Successor Personal Representative in and to that property commonly known as 684 Long Valley Road, Gardnerville, Nevada, 89460, specifically described hereinabove. The property is conveyed to Grantee "as-is", and "where-is", with no guarantees or warranties whatsoever.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated this 13<sup>th</sup> day of April, 2016.



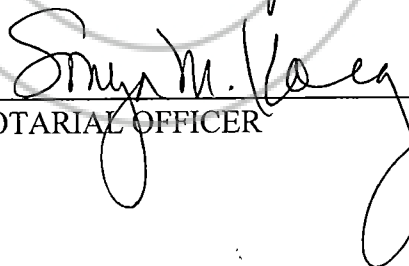
CLAUDETTE SPRINGMEYER  
Successor Personal Representative of the  
Estate of Sandra Ruth Sussman, Deceased  
Case No. 03-PB-0054  
Ninth Judicial District Court of the  
State of Nevada, County of Douglas

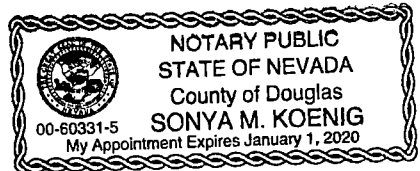
ACKNOWLEDGEMENT

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF DOUGLAS    )

On 13 April 2016, before me, the undersigned, a Notary Public in and for said City and State, personally appeared CLAUDETTE SPRINGMEYER, as an individual, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

This instrument was acknowledged before me on this 13 day of April, 2016.

  
\_\_\_\_\_  
NOTARIAL OFFICER



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-22-310-091  
 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: \$ \_\_\_\_\_  
 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: Transfer pursuant to Will of Sandra Sussman

5. Partial Interest: Percentage being transferred: 100.00 %

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 Michael Smiley Rowe Capacity Michael Smiley Rowe, AGENT

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Claudette Springmeyer, Personal Rep.  
 Address: P.O. Box 1059  
 City: Minden  
 State: NV Zip: 89423

Print Name: Claudette Springmeyer, General Administrator  
 Address: P.O. Box 1059  
 City: Minden  
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Michael Smiley Rowe, Esq. Escrow # \_\_\_\_\_  
 Address: 1638 Esmeralda Avenue  
 City: Minden State: NV Zip: 89423

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