

DOUGLAS COUNTY, NV

2016-887816

RPTT:\$0.00 Rec:\$18.00

09/20/2016 02:47 PM

\$18.00 Pgs=5

TICOR TITLE - CARSON

KAREN ELLISON, RECORDER

E03

APN: 1318-23-218-009  
ORDER NO.: 01604151-TO

FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT: EXECUTOR'S DEED

\*\*\*Document No. 773498 is being re-recorded to correct the legal description

WHEN RECORDED MAIL TO:

John Klimek  
2015 Echo Valley Parkway  
Reno, NV 89521



APN 1318-23-218-009

✓ When Recorded Mail to:  
Louis S. Test  
429 West Plumb Lane  
Reno, Nevada, 89509

Send future tax bills to:  
John A. Klimek, et al  
2105 Buchanan Street  
No. 4  
San Francisco, California, 94115

**EXECUTOR'S DEED**

THIS INDENTURE, made this 2<sup>nd</sup> day of November, 2010, by and between

JAMES J. KLIMEK, Executor of the Estate of JOHN CALVIN KLIMEK, also known as JOHN C. KLIMEK, also known as JOHN KLIMEK, Deceased, Case Number 10-PB-0022, In the Ninth Judicial District Court of the State of Nevada, In and For the County of Douglas, First Party, hereinafter "Grantor", and JAMES J. KLIMEK, as to an undivided 26.5% interest, 25 Clayton Street, San Francisco, California, 94117; JOHN A. KLIMEK, as to an undivided 26.5% interest, 2105 Buchanan Street, No. 4, San Francisco, California, 94115; ROBERT C. KLIMEK, as to an undivided 26.5% interest, 11638 19<sup>th</sup> Avenue, S. W., Seattle, Washington, 98146; and RICHARD A. KLIMEK, as to an undivided 20.5%, 2015 Echo Valley Parkway, Reno, Nevada, 89521, Second Parties, hereinafter "Grantees"

**WITNESSETH:**

For good and valuable consideration, and pursuant to the Order Approving First and Final Account and Decree of Distribution, dated November 2, 2010, In the Matter of the Estate of JOHN CALVIN KLIMEK, also known as JOHN C. KLIMEK, also known as JOHN KLIMEK, Deceased, Case No. 10-PB-0022, In the Ninth Judicial District Court of the State of


Nevada, In and For the County of Douglas, Grantor, does by these presents grant, bargain and sell unto Grantees and to their heirs and assigns forever, all Grantor's right, title, and interest in and to that certain lot, piece and parcel of land situate in the County of Douglas, State of Nevada, more particularly described as follows, to wit:

~~Lot 57 A as shown on the map of Lake Village Unit No. 2-D, filed in the Office of the County Recorder on June 5, 1972 as Document No. 59803, Official Records of Douglas County, State of Nevada.~~

TOGETHER WITH, all and singular, 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, all and singular, the said premises, together with the appurtenances thereunto belonging, unto Grantees, and to their heirs and assigns forever.

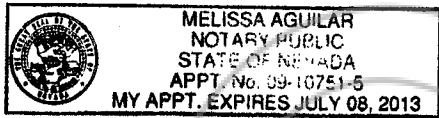
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

  
\_\_\_\_\_  
JAMES J. KLIMEK, Executor of the Estate  
of JOHN CALVIN KLIMEK, also known as  
JOHN C. KLIMEK, also known as JOHN  
KLIMEK, Deceased

STATE OF NEVADA )  
 : SS.  
COUNTY OF Douglas )

On this 2<sup>nd</sup> day of November, 2010, personally appeared before me, a Notary Public, JAMES J. KLIMEK, Executor of the Estate of JOHN CALVIN KLIMEK, also known as JOHN C. KLIMEK, also known as JOHN KLIMEK, Deceased, who acknowledged to me that he executed the foregoing instrument.

*Melissa Aguilar*  
\_\_\_\_\_  
NOTARY PUBLIC



AFFIRMATION

Pursuant to NRS 239B.030

Pursuant to NRS 239.030, the undersigned does hereby affirm that the preceding document, Executor's Deed, does not contain the Social Security number of any person.

Dated: This 2<sup>nd</sup> day of November, 2010.

*JAMES J. KLIMEK*  
\_\_\_\_\_  
JAMES J. KLIMEK

**Order No.: 01604151-TO**

**EXHIBIT A**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 57 A shown on the Map of Lake Village Unit No. 2-D, filed in the office of the County Recorder on June 5, 1972 in Book 101, Page 277 as Document No. 59803, Official Records of Douglas County, State of Nevada and adjusted by Boundary Line Adjustment recorded in the Office of the Douglas County Recorder on November 6, 1998 in Book 1198, Page 1422, as Document No. 453493, Official Records of Douglas County, State of Nevada more particularly described as follows:

All that portion of Lot 70 of Lake Village No. 2D, filed for record on June 5, 1972 in Book 101, Page 277, Document No. 59803, more particularly described as follows:

Beginning at a point which bears North  $41^{\circ}21'49''$  West 60.83 feet from the center of Lots 58A and B of said Lake Village Unit No. 2B; thence South  $81^{\circ}22'09''$  West 27.50 feet; thence along a curve concave to the Southeast with a radius of 27.50 feet, a central angle of  $97^{\circ}36'01''$ , and an arc length of 46.84 feet; thence North  $81^{\circ}22'09''$  East 8.31 feet; thence South  $50^{\circ}38'02''$  East 7.71 feet; thence along a curve concave to the Southwest with a radius of 27.50 feet, a central angle of  $29^{\circ}23'58''$ , and an arc length of 14.11 feet; thence South  $08^{\circ}37'51''$  East 10.36 feet; thence South  $81^{\circ}22'09''$  West 25.47 feet to the point of beginning.

Reference is further made to adjusted Lot 57A on Record of Survey recorded November 6, 1998 in Book 1198, Page 1424 as Document No. 453494, Official Records of Douglas County, State of Nevada.

APN: 1318-23-218-009

**State of Nevada Declaration of Value**

1. **Assessor Parcel Number(s)**

- a) 1318-23-218-009
- 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'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other :

3. **Total Value/Sale 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: Document No. 773498 is being re-recorded to correct the legal description

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

Signature

Signature



Capacity:

Capacity: Title Agent

**SELLER (GRANTOR) INFORMATION**

Print Name: James J. Klimek  
Address: 2015 Echo Valley Parkway  
City: Reno  
State: NV Zip: 89521

**BUYER (GRANTEE) INFORMATION**

Print Name: James J. Klimek, John A. Klimek,  
Robert C. Klimek and Richard A. Klimek  
Address: 2015 Echo Valley Parkway  
City: Reno  
State: NV Zip: 89521

**COMPANY/PERSON REQUESTING RECORDING**

Print Name: Ticor Title Company Escrow No. 01604151-TO  
Address: 307 W. Winnie Lane  
City: Carson City State: Nevada Zip: 89703

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____