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APN: 1319-19-711-004



When Recorded, Please Return To:
Millward Law, Ltd.
1591 Mono Ave.
Minden, Nevada 89423

KAREN ELLISON, RECORDER E05

Mail Future Tax Statements To:
Jacquelyn Rolfe Perluss and
Jeanine Rolfe Ritzel
4801 NE 34th Ave.
Portland, OR 97211

PERSONAL REPRESENTATIVE'S DEED

Jason Brent Rolfe, as the Personal Representative of the Estate of James Edward Rolfe, Jr., Deceased, does hereby remise, release and forever quitclaim and transfer to Jacquelyn Rolfe Perluss and Jeanine Rolfe Ritzel, as tenants in common, all interest which Decedent had at the time of his death and all the right, title and interest that the Estate may have subsequently acquired by operation of law, or otherwise, in the real property located at 769 Tina Court #E, Stateline, Nevada, APN 1319-19-711-004, situated in Douglas County, more precisely described as:


See Exhibit "A" attached hereto

Pursuant to NRS 111.312, the legal description set forth previously appeared in Quitclaim Deed No. 0484380, recorded on January 13, 2000.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

Attached hereto as **Exhibit "B"** is a copy of the *Order Approving First and Final Accounting and Distribution, Supplement to Inventory, and Approval of Attorney's Fees and Costs* that was rendered by the Ninth Judicial District Court of the State of Nevada, in and for Douglas County, made and entered into the record on June 19, 2017, the notices given and the proceedings had, in the matter of the Estate of James Edward Rolfe, Jr., deceased, in Case 16-PT-0094, and this Deed is given pursuant to those proceedings and *Order*.

Date: June 19th, 2017

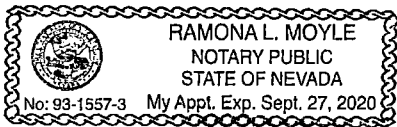


Jason Brent Rolfe, Personal Representative

State of Nevada) '
) ss
County of Douglas)

This instrument was acknowledged before me on June 19, 2017, by Jason Brent Rolfe.

Signature Ramona L. Moyle
Notary Public



COPY

Exhibit A

Exhibit "A"

PARCEL ONE:

Parcel E of Lot 553 as shown on that Parcel Map for WALTER E. REISS, M.D., recorded October 15, 1980 in Book 1080, Page 1184, Document No. 49654, Official Records of Douglas County, Nevada.

BEINGS *[sic]* a Parcel Map of Lot 553 as shown of the Amended Map of SUMMIT VILLAGE, recorded in the office of the County Recorder of Douglas County, Nevada, on September 17, 1968, as Document No. 42231, and on the Second Amended Map, recorded on January 13, 1969, as Documents No. 43419, Official Records of Douglas County, Nevada.

PARCEL TWO:

A 1/8 interest in the common area of Lot 553 as shown on that Parcel Map for WALTER E. REISS, M.D., recorded October 15, 1980 in Book 1080, Page 1184, Document No. 49654, Official Records of Douglas County, Nevada.

COPY

Exhibit B

1 Case No. 16-PB-0094

2 Dept. II

RECEIVED

JUN 18 2017

Douglas County
District Court Clerk

FILED
2017 JUN 19 PM 1:43

DEBBIE R. WILLIAMS
CLERK

~~D. GOETZ~~ DEPUTY

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7 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

8 IN AND FOR DOUGLAS COUNTY

9 * * * * *

10 In the Estate of)
11)
12 JAMES EDWARD ROLFE, JR.,)
13 Deceased.)
14)

**ORDER APPROVING
FIRST AND FINAL ACCOUNTING AND
DISTRIBUTION, SUPPLEMENT TO
INVENTORY, AND APPROVAL OF
ATTORNEY'S FEES AND COSTS**

15 THIS MATTER COMES BEFORE the Court upon Petitioner JASON BRENT ROLFE'S
16 (hereinafter "Petitioner") *Petition for Settlement of First and Final Accounting and*
17 *Distribution, Supplement to Inventory, and for Approval of Attorney's Fees and Costs*
18 (hereinafter "Petition") filed with the Court on May 30, 2017. A hearing was held upon the
19 Petition on June 19, 2017.

20 THE COURT, having reviewed the Petition and supporting evidence submitted
21 therewith, hereby makes the following FINDINGS OF FACT:

- 22 1. That notice of the hearing was given as required by law;
23 2. That Millward Law, Ltd., and Heritage Law Group, P.C. have rendered valuable
24 and necessary legal services to Personal Representative for the benefit of the Estate;
25 3. That Decedent executed a *Last Will and Testament* (hereinafter "Will") on
26 December 11, 2015;
27 4. That Decedent's Will provides for the specific disposition of certain assets;
28



1 5. That beneficiaries Jason Brent Rolfe, Jacquelyn Rolfe Perluss, and Jeanne Rolfe
2 Ritzel, have signed *Consents for Distribution* of estate assets according to the terms of
3 Decedent's Will;

4 6. That no objections to the distribution set forth in the Decedent's Will have been
5 filed;

6 7. That Jason Brent Rolfe executed a disclaimer as to his specific gift of the real
7 property APN 1319-19-711-004, and, as part of the residue of the estate, it will be
8 distributed to Jeanine Rolfe Ritzel and Jacquelyn Rolfe Perluss; and

9 8. That the facts alleged in the Petition are true and correct, that all other legally
10 required acts for Administration of the Estate have been performed, and that the Petition
11 should be granted.

12 THEREFORE, NOW GOOD CAUSE APPEARING, the Court hereby enters the following
13 Orders:

14 1. That the First and Final Accounting is allowed, settled, and approved as filed;

15 2. That all of the acts and transactions of the Personal Representative, as
16 disclosed in the First and Final Accounting, are confirmed and approved;

17 3. That Personal Representative distribute real property, APN 1220-22-310-163,
18 located at 1446 Patricia Drive, Gardnerville, Nevada, to Jason Brent Rolfe;

19 4. That Personal Representative distribute real property APN 177-23-310-129,
20 located at 9399 Pinnacle Cove Street, Las Vegas, Nevada, to Linda Diann Rolfe;

21 5. That Personal Representative distribute real property APN 1319-19-711-004,
22 located at 769 Tina Court #E, Stateline, Nevada, to Jeanine Rolfe Ritzel and Jacquelyn Rolfe
23 Perluss as tenants in common;

24 6. That Personal Representative distribute the 2013 ASVE home-built utility
25 trailer, VIN: DMV53731NV, to Jason Brent Rolfe;

26 7. That Personal Representative distribute the 2001 Chevy Suburban, VIN:
27 3GNGK26G61G239467, to Jason Brent Rolfe;



1 8. That Personal Representative distribute the 2008 Audi A6 3.2 QUA, VIN:
2 WAUDH74F98N147382, to Jeanine Rolfe Ritzel;

3 9. That Personal Representative distribute the 2011 Subaru Outback, VIN:
4 4S4BRBGC8B3402064, to Jacquelyn Rolfe Perluss;

5 10. That Personal Representative distribute the 2002 Hi-Lo 22', VIN:
6 4FTT2DK202B054639, to Jacquelyn Rolfe Perluss;

7 11. That Personal Representative distribute the sum of \$25,633.76 previously held
8 in the Bank of America, Wells Fargo, and US Bank accounts listed in the Inventory of the
9 Estate to Jason Brent Rolfe;

10 12. That Personal Representative distribute the Eric Christiansen painting to Linda
11 Diann Rolfe;

12 13. That Personal Representative distribute the guns and gun safe to Jason Brent
13 Rolfe;

14 14. That Personal Representative distribute the remaining personal property of the
15 estate according to the residuary clause in Decedent's Will;

16 15. That Personal Representative pay the sum of \$24,095.44 for legal services to
17 Millward Law, Ltd., to be divided by Heritage Law Group, P.C. and Millward Law, Ltd.;

18 16. That Personal Representative pay the sum of \$1,244.19 to Millward Law, Ltd.,
19 for costs advanced by Heritage Law Group, P.C. and Millward Law, Ltd.;

20 17. That Personal Representative pay the sum of \$1,187.50 to Millward Law, Ltd.,
21 for fees incurred for services performed by Heritage Law Group, P.C. and Millward Law, Ltd.,
22 on extraordinary matters;

23 18. That Personal Representative reimburse the sum of \$16,523.23 to Jason Brent
24 Rolfe for estate expenses paid for by him out of his own funds; and

25 //
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1 19. That upon filing appropriate receipts, Personal Representative shall be
2 discharged from further responsibilities and the Estate will be closed without further
3 accounting.

4 IT IS HEREBY ORDERED this 19th day of June, 2017

6 DISTRICT JUDGE 

7 Submitted this 19th day of June, 2017

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9 By: 

Michael G. Millward, Esq.

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MILLWARD LAW, LTD
1591 Mono Ave., Minden NV 89423
(775) 600-3776



CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE June 19, 2017

BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By 

Deputy

ORDER APPROVING FIRST AND FINAL ACCOUNTING
AND DISTRIBUTION, SUPPLEMENT TO INVENTORY, AND APPROVAL
OF ATTORNEY'S FEES AND COSTS

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-19-711-004
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|---|--|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input checked="" type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Transfer from parent to daughters (Estate of James Edward Rolfe, Jr. to Jacquelyn Rolfe Perluss and Jeanine Rolfe Ritzel)

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 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 Jason H. Rolfe Capacity: Paralegal

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jason Rolfe, Personal Rep
 Address: 1446 Patricia Drive
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jacquelyn Perluss and Jeanine
 Address: 4801 NE 34th Ave
 City: Portland
 State: OR Zip: 97211

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Millward Law, Ltd
 Address: 1591 Mono Ave
 City: Minden, NV 89423

Escrow # _____
 State: _____ Zip: _____