

18-

APN: # 1420-07-112-018

When recorded mail to:
Hawkins, Folsom & Muir Law
679 Sierra Rose Drive, Suite A
Reno, NV 89511



KAREN ELLISON, RECORDER E03

Mail tax statements to:
Mr. Johnny Sweatt
891 Valley Crest Drive
Carson City, NV 89701

DEED

THE ATTACHED DOCUMENT DOES NOT CONTAIN THE SOCIAL SECURITY NUMBER OF A PERSON AS REQUIRED BY NRS 440.380.

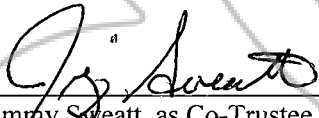
Jimmy Sweatt and Johnny Sweatt, as Co-Trustees of the Frances Jeanette Sweatt Trust, dated February 18, 2010, do hereby transfer and convey all of the right, title and interest in the property identified herein as 891 Valley Crest Drive, Carson City, Nevada, APN 1420-07-112-018, situated in Douglas County, Nevada, to Jimmy Sweatt and Johnny Sweatt, as Co-Trustees of the Frances Jeanette Sweatt Trust, dated February 18, 2010.

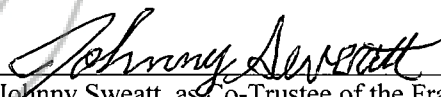
All of the real property described herein was held by Frances J. Sweatt, as her sole and separate property, pursuant to the Grant Bargain and Sale Deed dated July 23, 2003, and filed as Document No. 0584196 and subsequently modified by the effect of the Affidavit - Death of Joint Tenant, filed in Douglas County on November 22, 2004, as Document No. 0630049. The real property is more precisely described as:

Lot C-11, in Block C, as shown on the Final Map #1007-3 of VALLEY VISTA ESTATE, PHASE 2 recorded in the Office of the Douglas County Recorder, State of Nevada, on August 29, 1997, in Book 897, at Page 6702, as Document No. 420670, Official Records.

Frances J. Sweatt died on September 4, 2016, as identified in the attached Certificate of Death, No. 2016016321, issued by the State of Nevada. The Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, on February 28, 2017, in Case No. 17-PB-0013 entered its Order Confirming Petition to Set Aside Decedent's Estate Without Administration, a Certified Copy of such Order is attached hereto and incorporated herein by reference which authorizes this transfer.

Dated: May 30, 2017

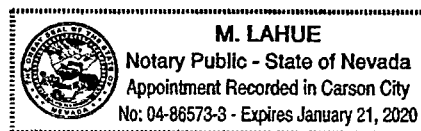

Jimmy Sweatt, as Co-Trustee of the Frances
Jeanette Sweatt Trust, dated February 18, 2010


Johnny Sweatt, as Co-Trustee of the Frances
Jeanette Sweatt Trust, dated February 18, 2010

State of Nevada)
Carson City)

This instrument was signed and sworn to before me on May 30, 2017, by Jimmy Sweatt and Johnny Sweatt.


Notary Public



12

APN# 1420-07-112-018



KAREN ELLISON, RECORDER

Recording Requested by/Mail to:
Name: Hawkins, Folsom & Muir Law - Darcy
Address: 679 Sierra Rose Drive, Suite A
City/State/Zip: Reno, NV 89511

Mail Tax Statements to:
Name: Estate of Francis Jeanette Sweatt
Address: 891 Valley Crest Drive
City/State/Zip: Carson City, NV 89705

Order Confirming Petition to Set Aside Decedent's Estate Without Administration

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording contains personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)
- Judgment – NRS 17.150(4)
- Military Discharge – NRS 419.020(2)

Signature
Michele E. LaHue, Paralegal
Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

RECEIVED

FEB 23 2017

Douglas County
District Court Clerk

NO. 17-PB-0013

FILED 2-28-17

BOBBIE R. WILLIAMS
CLERK OF COURT

BY D. GOELZ
DEPUTY

1 Darcy K. Houghton, Esq.
2 Bar No.: 6347
3 Hawkins, Folsom & Muir
4 679 Sierra Rose Drive, Suite A
5 Reno, Nevada 89511
6 775-786-4646

7 Attorney for Petitioners

8 THIS PLEADING DOES NOT CONTAIN THE PERSONAL
9 INFORMATION, PURSUANT TO NRS 603A.040.

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

11 IN AND FOR THE COUNTY OF DOUGLAS

12 In the Matter of the Estate of:

13 Francis Jeanette Sweatt)

14 Deceased.)

15 Case No. 17-PB-0013

16 Dept. I

17 **ORDER CONFIRMING PETITION TO SET ASIDE DECEDENT'S**
18 **ESTATE WITHOUT ADMINISTRATION**

19 THIS MATTER came before the Court upon the verified *Petition to Set Aside Decedent's Estate*
20 *Without Administration* filed by Petitioner Johnny Sweatt and Petitioner Jimmy Sweatt on February 6,
21 2017. The Court held its hearing on February 28, 2017.

22 GOOD CAUSE APPEARING, and after considering the entirety of circumstances, the Court
23 now finds:

- 24 1. Notice was properly provided and no objections have been filed.
- 25 2. The property located at 891 Valley Crest Drive, Carson City, (Douglas County), Nevada
89705 was clearly identified as an asset of the trust, even though the formal titling on the property did
not reflect the trust as the owner of the property.
3. This is a proper case for adjudication under Nevada Revised Statute 164.015(1) and
163.002.

1 THEREFORE, the Court now Orders the following:

2 1. Petitioners Johnny Sweatt and Jimmy Sweatt are confirmed as Co-Trustees of the Trust;

3 2. The Court accepts jurisdiction over this Trust for the sole purpose of administering the
4 affairs set forth in this Petition;

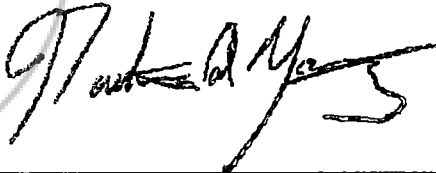
5 3. Petitioners/Co-Trustees are granted authority to execute documentation necessary for
6 administering the affairs listed in the Petition, including but not limited to: transferring the real property
7 located at 891 Valley Crest Drive, Carson City, (Douglas County), Nevada 9705 with a legal description
8 of:

9 Lot C-11, in Block C, as shown on the Final Map #1007-3 of VALLEY VISTA
10 ESTATES, PHASE 2, recorded in the office of the Douglas County Recorder, State of
11 Nevada, on August 29, 1997, in Book 897 at Page 6072, as Document No. 420670,
12 Official Records and referenced by the assessor as parcel number 1420-07-112-018;

13 4. Petitioners are directed to pay *Hawkins, Folsom & Muir* reasonable attorney's fees and
14 costs relating to the preparation and representation in this Petition of \$3,500.00 when supported by the
15 Law Firm's invoices;


16 5. Petitioners are authorized and directed to distribute the remaining estate assets which are
17 similarly identified as Trust property to The Frances Jeanette Sweatt Trust, dated February 18, 2010,
18 including any after-discovered assets.

19 DATED this February 28, 2017.



DISTRICT JUDGE

20
21 Submitted by:

22 
23 _____
24 Darcy K. Houghton, Esq.

COPY

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 3-10-17

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

By ANOWA Deputy

**State of Nevada
Declaration of Value**

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

1. Assessor Parcel Number(s)
a) 1420-07-112-018
b) _____
c) _____
d) _____

- 2 Type of Property:
- a) Vacant Land
 - c) Condo/Twnhse
 - e) Apt. Bldg.
 - g) Agricultural
 - i) Other _____

- b) Single Fam. Res.
- d) 2-4 Plex
- f) Comm'l/Ind'l
- h) Mobile Home

3. Total Value/Sales Price of Property: \$ n/a
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 Court Order dated February 28, 2017, recorded as Document No. 2017-896044 in the office of the Douglas County Recorder on March 16, 2017

5. Partial Interest: Percentage being transferred: 100%
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 therein. 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: *M. Latta* Capacity: Paralegal

SELLER (GRANTOR) INFORMATION - REQUIRED
Name: Frances Jeanette Sweatt,
Deceased, per Court Order
Address: 891 Valley Crest Drive
City, State, ZIP: Carson City, NV 89701

BUYER (GRANTEE) INFORMATION - REQUIRED
Name: Jimmy Sweatt and Johnny Sweatt, as Co-
Trustees of the Frances Jeanette Sweatt Trust dated
February 18, 2010
Address: 891 Valley Crest Drive
City, State, ZIP: Carson City, NV 89701

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Hawkins Folsom & Muir Law Escrow # _____
Address: 679 Sierra Rose Drive, Suite A
City, State, ZIP: Reno, NV 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)