

APN: 1220-21-810-163

Recording Requested By and Mail To:
JENNIFER MAHE, ESQ.
MAHE LAW, LTD.
707 N. Minnesota Street, Suite D
Carson City, NV 89703



KAREN ELLISON, RECORDER

E03

Mail Tax Statements To:
Nicholas Verbanac
618 Adaline Way
Gardnerville, NV 89460

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.230.

EXECUTOR'S DEED

NICHOLAS VERBANAC, as the duly appointed, qualified and acting Executor of the Estate of ANNA M. VERBANAC, deceased, administered in the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, Case No. 17-PB-0003, pursuant to an Amended Order Approving Amended First and Final Account and Report of Executor; Confirmation and Order Authorizing Final Distribution, a certified copy of which was recorded immediately prior to the recording of this Executor's Deed, hereby grants, bargains and sells unto NICHOLAS VERBANAC, as to one-half (1/2) interest, ANGELA VERBANAC, as to one-quarter (1/4) interest, and Nicholas Verbanac as Trustee of the Anna M. Verbanac Testamentary Trust in favor of AYDEN ORR, as to one-quarter (1/4) interest, all right, title and interest of the decedent at the time of her death and all right, title and interest that the estate may have subsequently acquired in the real property situate in Douglas County, State of Nevada, commonly known as 618 Adaline Way, Gardnerville, NV, identified as Assessor's Parcel Number 1220-21-810-163, and more particularly described as follows:

Lot 282, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, as Document No. 72456.

Pursuant to NRS 111.312(6) this legal description was previously recorded with the Douglas County Recorder's Office on December 22, 2008, as Document No. 0731730 in Book No. 1008 at Page No. 3220.

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

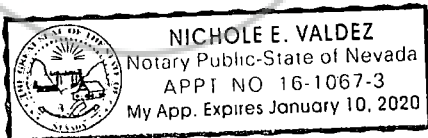
TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantees and to its successors and assigns forever.

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

Nicholas Verbanac
NICHOLAS VERBANAC, Executor of the Estate of ANNA M. VERBANAC, deceased

STATE OF NEVADA)
COUNTY OF Carson) : ss.

On November 27, 2017, personally appeared before me, a notary public, NICHOLAS VERBANAC, personally known (or proved) to me to be the persons whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing Executor's Deed.



Nichole E. Valdez
NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-21-810-163
 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: Per Nicki Valdez - USE Exempt #3
Per Court Order - J

3. Total Value/Sales Price of Property: \$ \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 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 of real property from mother to children. Anna M. Verbanac is the natural mother of Grantees, Nicholas Verbanac & Angela Verbanac

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 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 _____ Capacity Agent for Grantor
 Signature _____ Capacity Agent for Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Nicholas Verbanac, Executor of the Estate of
 Print Name: Anna M. Verbanac
 Address: 618 Adaline Way
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)

Nicholas Verbanac, Angela Verbanac, Nicholas
 Print Name: Verbanac as Trustee of Testamentary Trust
 Address: 618 Adaline Way
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Mahe Law, Ltd. Escrow # _____
 Address: 707 N. Minnesota Street, Suite D
 City: Carson City State: NV Zip: 89703