

APN: 1220-24-201-004

When recorded mail to:

Brandon Wise
P.O. Box 1437
Gardnerville, NV 89410



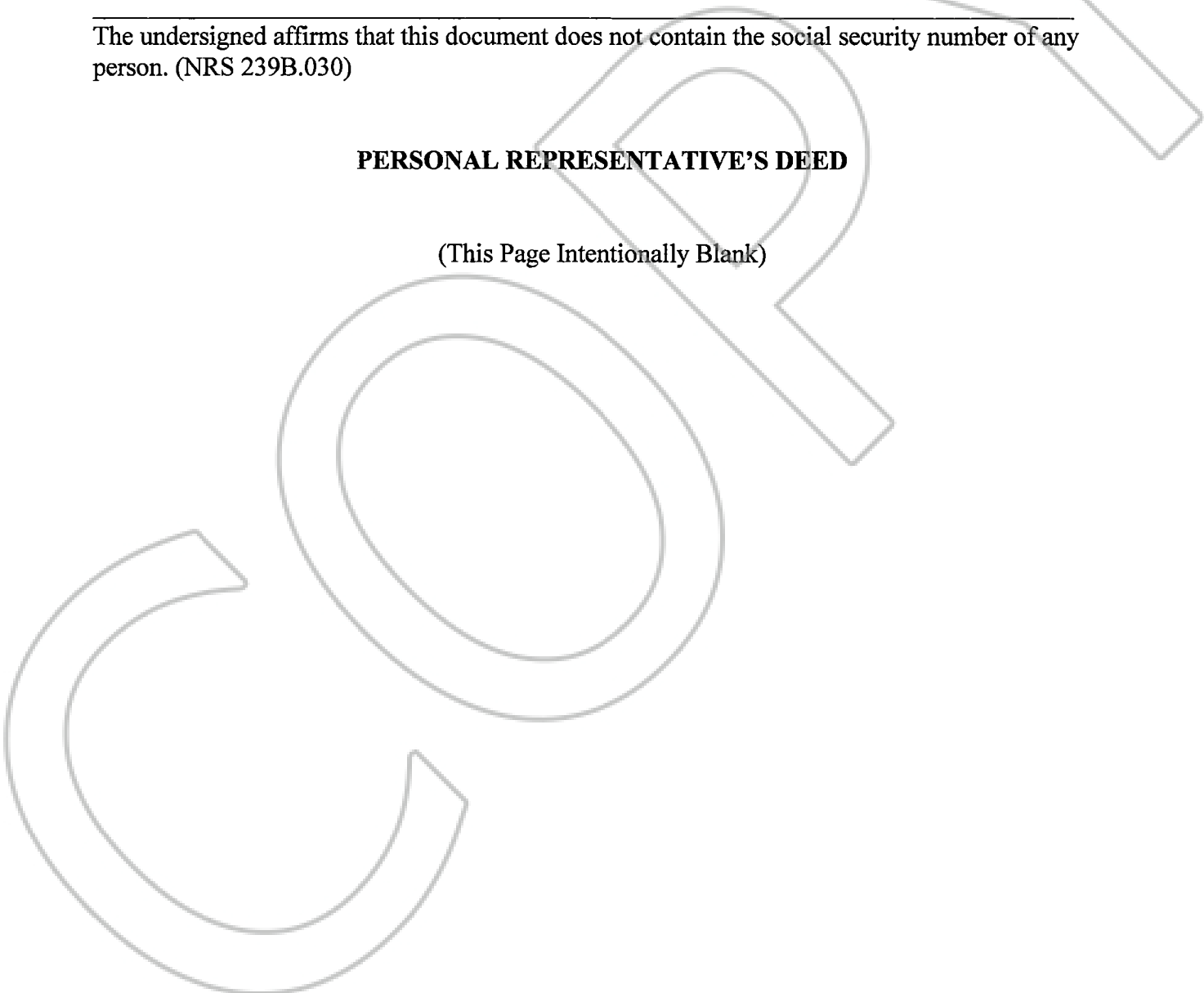
KAREN ELLISON, RECORDER

E05

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030)

PERSONAL REPRESENTATIVE'S DEED

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1 **APN: 1220-24-201-004**

2 **CASE NO. 19-PB-0005**

3 **DEPT. NO. I**

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

8 **IN AND FOR THE COUNTY OF DOUGLAS**

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*** * * * ***

10 In the Matter of the Estate of

PERSONAL REPRESENTATIVE'S

11

DEED

12 BRUCE HOWARD WISE, also known

13 as BRUCE H. WISE,

14

15 Deceased.

16

_____ /

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18 Deed made July 12, 2019, between BRANDON WISE, Personal Representative of
19 the Estate of BRUCE H. WISE, Deceased, herein referred to as Personal Representative, and
20 BRANDON WISE, a single man, as his sole and separate property, as to an undivided one-
21 half interest, and SARAH CATHERINE SANTISTEVEN, a married woman as her sole and
22 separate property, as to an undivided one-half interest, all as tenants-in-common, herein
23 referred to as Grantees.

24

25 With no consideration, Personal Representative hereby conveys to Grantees, as
26 tenants-in-common, their heirs and assigns, the following real property:

26

27 All that certain lot, piece or parcel of land situate in the County of Douglas, State of
28 Nevada:

28

The West 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4
of Section 24, Township 12 North, Range 20 East, M.D.B.&M.

1 Excepting therefrom all that portion of the street shown as Colt Lane on the Official
2 Map of Ruhestroth Ranchos Subdivision, recorded in the Office of the County Recorder of
Douglas County, Nevada, on April 14, 1965, as File No. 27706.


3 ASSESSOR'S PARCEL NUMBER 1220-24-201-004.

4 Together with all appurtenances thereto, and the reversion and reversions, remainder
5 and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest,
6 property, possession, claim, and demand whatsoever, both in law and equity, which BRUCE
7 H. WISE, the decedent, had in his lifetime and at the time of his death, and which the
8 Personal Representative has, by virtue of the Estate of Bruce H. Wise, or otherwise, of, in,
9 and to the above-granted premises, and every part and parcel thereof, with the appurtenances.

10 To have and to hold all the above-granted premises, together with the appurtenances,
11 and every part thereof, to Grantees, their heirs and assigns forever.

12 Personal Representative, for himself, his heirs, and personal representatives, agrees
13 with Grantees that he is lawfully the Personal Representative of the Estate of Bruce H. Wise,
14 and has the power to convey as aforesaid. Personal Representative further covenants that he
15 has in all respects made this conveyance pursuant to the authority granted by the probated
16 Estate of Bruce H. Wise, and that he has not done or suffered any act since he became
17 Personal Representative as aforesaid whereby the above-granted premises, or any part
18 thereof, now are or at any time hereafter, shall or may be impeached, charged, or encumbered
19 in any manner whatsoever.

20 IN WITNESS WHEREOF, the Personal Representative has executed this Deed at
21 Minden, Nevada, on the day and year first above written.

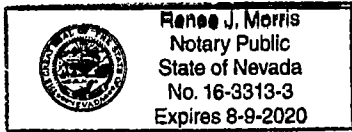
22
23 
24 BRANDON WISE

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STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On this 12th day of July, 2019, before me, the undersigned, a Notary Public, personally appeared BRANDON WISE, known to me to be the person described in and who executed the foregoing instrument, and he acknowledged to me that he executed the same freely and voluntarily, and for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Renee J. Morris

NOTARY PUBLIC
My appointment expires: 8-9-2020

When recorded, mail to:
Brandon Wise
P.O. Box 1437
Minden, NV 89423

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a) 1220-24-201-004
b) _____
c) _____
d) _____

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

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/Sales Price of Property:

\$ -0-
Deed in Lieu of Foreclosure Only (value of property): \$ -0-
Transfer Tax Value: \$ -0-
Real Property Transfer Tax Due: \$ -0-

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 5
b. Explain Reason for Exemption: This is a transfer from the estate of the father to his two children.

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: Brandon Wise Capacity: Grantor Personel Rep.

Signature: Brandon Wise Capacity: Grantee

SELLER (GRANTOR) INFORMATION (Required)

Print Name: Brandon Wise
Address: P.O. Box 1437
City/State/Zip: Gardnerville, NV 89410

BUYER (GRANTEE) INFORMATION (Required)

Print Name: Brandon Wise
Address: P.O. Box 1437
City/State/Zip: Gardnerville, NV 89410

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# _____
Address: P.O. Box 1987
City: Minden State: NV Zip: 89423