

APN: 1320-31-410-005

**RECORDING REQUESTED BY AND  
MAIL TO:**

David Neal Moline  
1387 Hawkins Peak Road  
Gardnerville, NV 89460

**MAIL TAX STATEMENTS TO:**

Dawn E. McCoy  
P.O. Box 530  
Genoa, NV 89411

*Pursuant to NRS 239B.030(4), I affirm that  
the instrument contained below (or attached hereto)  
does not contain the social security number of any  
person.*



KAREN ELLISON, RECORDER

E05

**EXECUTOR'S DEED**

**COMES NOW**, Walter Neal Moline, Deceased, by and through David Neal Moline, Executor of the Estate of Walter Neal Moline, Deceased, as Grantor ("Grantor"), and Dawn E. McCoy, a married woman as her sole and separate property ("Grantee"), and upon the following recitals, terms and conditions, and for no other consideration, conveys to Grantee, a married woman as her sole and separate property, the Estate's interest in the property hereinbelow described.

**WITNESSETH**

**WHEREAS**, on 5<sup>th</sup> August 2019, the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas, entered its Order for, *inter alia*, distribution and settlement in Case No. 19-PB-0042 styled "In the Matter of the Estate of Walter Neal Moline, Deceased", which Order was entered by Department II, the Honorable Thomas W. Gregory presiding ("Order"); and

**WHEREAS**, pursuant to the Order, the Court ordered that Grantor was authorized to deed the real property and the land now owned by Grantor which had been reserved by the Decedent; and

**WHEREAS**, it is Grantor's intention at this time to convey to Grantee, Dawn E. McCoy, a married woman as her sole and separate property, the land now owned by Grantor which had been reserved by the Decedent. The real property and improvements owned by Grantee, and to which the rights reserved by the Decedent are hereby conveyed, is located in Minden, Douglas County, State of Nevada, commonly known as Douglas County Assessor's Parcel No. 1320-31-510-005, also commonly known as 1696 Mackland Avenue, Minden, Nevada, 89423; more specifically described as follows:

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

Lot Five (5), as said lot is set forth on the Official STONEGATE UNIT NO.1, filed in the office of the County Recorder of Douglas County, Nevada on July 2, 1987 in Book 787, Page 503, as Document No. 157644.

Assessor's Parcel No. 1320-31-510-005.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

**NOW, THEREFORE**, Grantor hereby conveys to Grantee, a married woman as her sole and separate property, all of the rights in and to the parcel of land described herein acquired by the Estate and the Executor as described in that Grant, Bargain and Sale Deed recorded as Document No. 729058; Book 808, Page 4959, and commonly known as Douglas County, Nevada, Assessor's Parcel No. 1320-31-510-005, specifically described herein. The rights in and to said parcel are conveyed to Grantee "as is", and "where is", with no guarantees or warranties whatsoever.


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Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATED this 5<sup>th</sup> day of August, 2019.

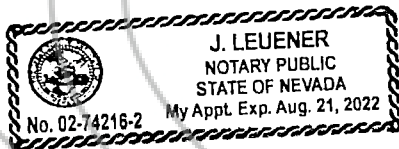
  
\_\_\_\_\_  
DAVID NEAL MOLINE, Executor  
of the Estate of Walter Neal Moline

**ACKNOWLEDGEMENT**

STATE OF NEVADA        )  
  ) ss.  
COUNTY OF DOUGLAS    )

On 5 August 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DAVID NEAL MOLINE known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.



  
\_\_\_\_\_  
NOTARY PUBLIC

# STATE OF NEVADA DECLARATION OF VALUE

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

- a) 1320-31-510-005
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |                             |              |  |                 |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input 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     |
| i) <input type="checkbox"/> | Other        |  |                 |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____
	_____

**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: \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 5
- b. Explain Reason for Exemption: Father to Daughter  
 Transfer of real property, if owner is related to whom being conveyed to within first degree of consanguinity

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 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 Grantor/Executor  
 Signature [Signature] Capacity Grantee

**SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION**

(REQUIRED)	(REQUIRED)
Print Name: <u>DAVID NEAL MOLINE</u>	Print Name: <u>DAWN E. MCCOY</u>
Address: <u>1387 HAWKINS PEAK RD</u>	Address: <u>PO BOX 530</u>
City: <u>GARDNERVILLE</u>	City: <u>GENOA</u>
State: <u>NV</u> Zip: <u>89460</u>	State: <u>NV</u> Zip: <u>89411</u>

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_