

APN: 1420-33-602-004
RETURN RECORDED DEED TO:

ERNEST E. ADLER, ESQ
412 N. Division St
Carson City, NV 89703

GRANTEE/MAIL TAX STATEMENTS TO:

Kevin Kornegay and Catherine Kornegay
1334 Downs Drive
Minden, NV 89423

ADMINISTRATOR'S DEED

THIS INDENTURE WITNESSED: That LISA CANDELARIA, Administratrix of the Estate of JUAN ARMANDO GARCIA, does hereby remise, release and quitclaim, in accordance with the Court Order issued May 12, 2020, recorded as Document No. _____, to the receipt of does hereby Convey to KEVIN KORNEGAY AND CATHERINE KORNEGAY, as husband and wife as joint tenants with right of survivorship and to the heirs and assigns of such Grantee forever, all the real property situated in Douglas County, State of Nevada, commonly known as: 1334 Downs Drive, Minden, Nevada, and more particularly described as follows:

A parcel of land situated in and being a portion of the Northeast 1/4 of Section 33 in Township 14 North, Range 20 East, M.D.B. & M., described as follows:


BEGINNING at the center of Section 33, Township 14 North, Range 20 East, M.D.B. & M., where there is set a one inch iron rod;
Thence South 89°49' East along the East-West quarter Section line of said Section 33, a distance of 1,060.81 feet to the TRUE POINT OF BEGINNING;
Thence South 89°49' East, a distance of 132.00 feet;
Thence North 0°08' West, a distance of 340 feet;
Thence North 89°49' West, a distance of 132.00 feet;
Thence South 0°08' West, a distance of 340.00 feet to the POINT OF BEGINNING.

Said property was purchased by Armando Juan Garcia at public auction on Friday, March 2, 1990, at 10:00 A.M., at the place named in the Notice of Trustee's Sale, in the County of Carson City, Nevada.

This description was previously recorded on April 30, 2007, in Book 0407, Page 9674, as Document No. 700138, Official Records of Douglas County, Nevada.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

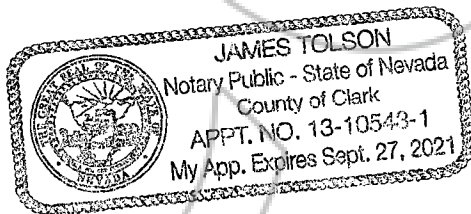
WITNESS my hand this 28 day of May, 2020.


LISA CANDELARIA
Administratrix of the
Estate of JUAN ARMANDO GARCIA

STATE OF NEVADA)
 : ss.
CARSON CITY)

On May 28, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared before me, LISA CANDELARIA, known to me to be the person whose name is subscribed to the within the Administrator's Deed and acknowledged that he executed the same.

WITNESS my hand and official seal.




NOTARY PUBLIC

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-33-602-004
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| 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 |
| <input type="checkbox"/> Other: _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

- | | |
|---|---------------------|
| 3. a. Total Value/Sale Price of Property: | <u>\$250,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u> |
| c. Transfer Tax Value: | <u>\$250,000.00</u> |
| d. Real Property Transfer Tax Due: | <u>\$975.00</u> |

4. **IF EXEMPTION CLAIMED:**
- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: *J. B. Summington* Capacity: Escrow Holder
 Signature: _____ Capacity: Grantor
 Signature: _____ Capacity: _____
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

The Estate of Juan Armando Garcia aka
 Armando Juan Garcia, Deceased, Lisa
 Print Name: Candelaria, Administratrix
 Address: 10250 Stencer Street, Apt. 2064
 City: Las Vegas
 State: NV Zip: 89183

BUYER (GRANTEE) INFORMATION
(REQUIRED)

The Kornegay Family Revocable Trust
 of March 19, 1997 Kevin & Catherine
 Print Name: Kornegay, TTEES
 Address: 2217 Balboa Drive
 City: South Lake Tahoe
 State: California Zip: 96150

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20004158-ES
 Address: 896 W Nye Ln., Suite 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED