

A.P.N. 1420-34-303-004

WHEN RECORDED MAIL TO:

Ernest E. Adler, Esq.
KILPATRICK, JOHNSTON & ADLER
412 N. Division Street
Carson City, NV 89703

MAIL TAX STATEMENTS TO:

Michael D. Sigman
2669 Stewart Street
Minden, NV 89423

ADMINISTRATRIX DEED

THIS INDENTURE, made this 20th day of July, 2020, by CINDY NELSON, as Administratrix of the estate of RONALD G. PARKS, deceased.

WITNESSETH

That CINDY NELSON, as Administratrix of the estate of RONALD G. PARKS, deceased, pursuant to the Order to Substitute Buyer and to Confirm Sale of Real Property, entered in Case No. 19 PB 00135, in the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, Department No. II, filed July 8, 2020, does hereby GRANT and convey unto MICHAEL D. SIGMAN, his heirs and assigns, all of the right, title and interest that the estate may have subsequently acquired by operation of law or otherwise, in and to all that certain real property situate in the of County of Douglas, State of Nevada, as a signal man as his sole and separate property; and bounded an described as follows, to-wit: (Order to Substitute Buyer and to Confirm Sale of Real Property, which is incorporated by reference, and recorded by Document # _____*)

Portion of Lot 2, as shown on the map of ARTEMISIA SUBDIVISION filed in the Office of the County Recorder, August 10, 1959, in Book 1 of maps, as Document No. 14758, Official Records of Douglas County, State of Nevada, described as follows:

Beginning at the Southeast corner of the parcel from which the South one-quarter corner of said Section 34 bears South 0°32'40" East, 1,994.92 feet; Thence South 89°58' West 302.50 feet to Stewart Avenue; Thence North 0°03' East 160.62 feet along Stewart Avenue; Thence North 89°58' East 302.50 feet; Thence South 0°03' West 160.62 feet to the POINT OF BEGINNING.

Note (NRS 111.312): The above metes and bounds description appeared previously in the certain Grant Deed, recorded in the office of the County Recorder of Douglas County, Nevada on August 10, 1959, as Document No. 14758, of Official Records.

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.

IN WITNESS WHEREOF, the said party of the first party has hereunto set her hand the day and year first above written.

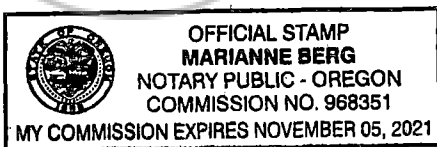
Cindy Nelson, Administratrix
CINDY NELSON, Administratrix of the
Estate of RONALD G. PARKS

STATE OF OREGON)
)
) :ss.
COUNTY OF Columbia)

On this 20th day of July, 2020, personally appeared before me, a Notary Public in and for the County and State aforesaid, CINDY NELSON, known to me to be the person described in and who executed the foregoing Administratrix Deed, and duly acknowledged to me that she executed the same freely and voluntarily and for the uses and proposes therein mentioned.

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

Marianne Berg
NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-34-303-004
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

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

3. a. Total Value/Sale Price of Property: \$485,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$485,000.00
 d. Real Property Transfer Tax Due: \$1,891.50

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: *Randy Nelson, Administrator* Capacity: Grantor
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>The Estate of Ronald G. Parks, Deceased</u>	Print Name: <u>Michael D. Sigman</u>
Address: <u>14998 Hwy 202</u>	Address: <u>PO Box 671</u>
City: <u>Clatskanie</u>	City: <u>Sutter Creek</u>
State: <u>OR</u> Zip: <u>89703</u>	State: <u>California</u> Zip: <u>95685</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20005440-ES
 Address: 896 W Nye Ln., Suite 104
 City: Carson City State: NV Zip: 89703