

APN: 1319-03-811-028



RECORDING REQUESTED BY:  
KYLE A. WINTER, ESQ.  
ALLISON, MacKENZIE, LTD.  
P.O. Box 646  
Carson City, Nevada 89702

KAREN ELLISON, RECORDER E07

MAIL TAX STATEMENTS TO:  
DAVID L. HARDEGREE, Trustee  
8050 Whisper Lake Lane W.  
Ponte Vedra Beach, FL 32082

The person 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.030.

PERSONAL REPRESENTATIVE'S DEED

THIS DEED, made on November 5, 2020, by and between DAVID L. HARDEGREE, Personal Representative of the Estate of LORAINÉ H. DIX, deceased, hereinafter referred to as grantor, and DAVID L. HARDEGREE, Trustee of the LORAINÉ H. DIX 1990 REVOCABLE TRUST, hereinafter grantee.

WITNESSETH:

WHEREAS, on May 5, 2020, the grantor, DAVID L. HARDEGREE, was duly appointed as Personal Representative of the Estate of LORAINÉ H. DIX, deceased, by the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, in Case No. 2020 PB 00044; and

WHEREAS, the above-referenced estate is the owner in fee of all that certain parcel of real property situated in the County of Douglas, State of Nevada, as more particularly hereinafter described; and

WHEREAS, on November 3, 2020, the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, after a hearing thereon, entered an Order Approving First and Final Account, Granting Petition for Fees and for Final Distribution,

wherein transfer of the hereinafter described real property of the estate was granted to the grantee.

The Grantor, for consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell to the Grantee and to the Grantee's heirs, successors and assigns forever, all that real property situated in the County of Douglas, State of Nevada, commonly known as 333 Genoa Springs Drive, Genoa, NV 89411, bounded and described as follows:

**Parcel I**

Lot 28 Block C as said Lot and Block is set forth on the Final Map of GENOA LAKES PHASE 2, a Planned Unit Development. Recorded June 2, 1994 in the Official Records of Douglas County Nevada as Document Number 338683

**Parcel II**

That certain Exclusive use and Landscape Easement located within a portion of the South one-half of Section 3, Township 13 North, Range 19 East, M.D.B. & M., Douglas County Nevada, being more particularly described as follows:

Commencing at the Northwesterly corner of Unit 28 as shown on the Final Map for Genoa Lakes Phase 2 Planned Unit Development Document No. 338683 of the Douglas County Recorder's Office, said point bears S. 41°29'36" E., 283.41 feet from Tie Point 'C' as shown on the Genoa Lakes Phase 2 Final Map; thence S. 30°51'01" W., along the Westerly line of said Unit 28, 56.33 feet to the TRUE POINT OF BEGINNING; thence S. 30°51'01" W., 33.00 feet; thence S. 61°03'03" E., 40.19 feet; thence S. 63°45'15" E., 24.91 feet; thence N. 30°51'01" E., 72.00 feet; thence N. 59°08'59" W., 10.00 feet to a point on the Easterly line of said Unit 28; thence along the Easterly and Southerly boundary lines of said Unit 28 the following 8 courses:

1. S. 30°51'01" W., 64.00 feet;
2. N. 59°08'59" W., 2.33 feet;
3. S. 30°51'01" W., 2.00 feet;
4. N. 59°08'59" W., 12.50 feet;

5. N. 30°51'01" E., 2.00 feet;
6. N. 59°08'59" W., 2.33 feet;
7. N. 30°51'01" E., 21.67 feet;
8. N. 59°08'59" W., 37.83 feet to the TRUE POINT OF BEGINNING.

(This legal description was previously recorded in the Official Records of Douglas County, State of Nevada, on May 22, 1998, as Document No. 0440293).

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 grantee and to its successors and assigns forever.

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



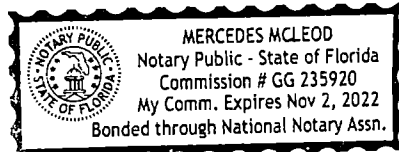
DAVID L. HARDEGREE, as Personal Representative of the Estate of LORAIN H. DIX

STATE OF FLORIDA )  
 ) : ss.  
 COUNTY OF *St Johns* )

On Nov. 5<sup>th</sup>, 2020, personally appeared before me, a notary public, DAVID L. HARDEGREE, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Personal Representative's Deed, who acknowledged to me that he executed the foregoing document.



NOTARY PUBLIC



**State of Nevada Declaration of Value**

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

- a) 1319-03-811-028
- b)

**2. Type of Property:**

- a)  Vacant Land
- b)  Single Family Res.
- c)  Condo/Townhouse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument #:  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: 11/12/20  
 Notes: *Sumt ok nd AS*

**3. Total Value/Sales Price of Property:**

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

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: A transfer of title to a trust without consideration if a certificate of trust is presented at the time of transfer.

**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 \_\_\_\_\_ Capacity Agent for Grantor \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity Agent for Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION REQUIRED**

**BUYER (GRANTEE) INFORMATION REQUIRED**

Print Name: Estate of Loraine H. Dix, Deceased Print Name: David L. Hardegee, Trustee  
 of the Loraine H. Dix 1990 Revocable Trust  
 Address: 8050 Whisper Lake Lane W. Address: 8050 Whisper Lake Lane W.  
 City: Ponte Vedra Beach City: Ponte Vedra Beach  
 State: FL Zip: 32082 State: FL Zip: 32082

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: Allison MacKenzie, Ltd. Escrow #  
 Address: 402 North Division Street, P.O. Box 646  
 City: Carson City State: NV Zip: 89702