

DOUGLAS COUNTY, NV

2021-965822

Rec:\$40.00

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KAREN ELLISON, RECORDER

E03

APN#: 1318-22-002-014

Recording Requested by:

Name: Michael G. Millward, Esq.

Millward Law, Ltd.

Address: 1591 Mono Ave.

City/State/Zip: Minden, NV 89423

PERSONAL REPRESENTATIVE'S GRANT DEED

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fee applies)

This cover page must be typed or printed.

APN: 1318-22-002-014

When Recorded, Please Return To:

Millward Law, Ltd.
1591 Mono Ave.
Minden, Nevada 89423

Mail Future Tax Statements To:

Dart Liquors
Attn: Joe Francoeur
Hwy 50 PO Box 2145
Stateline, NV 89449

PERSONAL REPRESENTATIVE'S GRANT DEED

THIS DEED, made on April 13, 2021, by and between SHERRY DARROUGH, as Personal Representative of the Estate of DEREK THOMAS YAGER, deceased, hereinafter referred to as Grantor, and SHANE YAGER, hereinafter referred to as Grantee.

WITNESSETH

WHEREAS, on June 30, 2020, the Grantor, SHERRY DARROUGH, was duly appointed as Personal Representative of the Estate of DEREK THOMAS YAGER, by the First Judicial District Court of the State of Nevada, in and for Carson City, in Case No. 20-PBT-00050-1B.

WHEREAS, the above-referenced Estate owns a 5.56% interest of the certain parcel of real property located at 148 Highway 50, Stateline, Nevada 89449, APN: 1318-22-002-014, more particularly described herein below.

WHEREAS, on January 12, 2021, the First Judicial District Court of the State of Nevada, in and for Carson City, entered its *Order Upon Petition for Settlement of First and Final Accounting, Approval of Fees and Costs, and Final Distribution*, confirming the distribution of all of the Estate's 5.56% interest in the hereinafter described real property to SHANE YAGER. A certified copy of the *Order Upon Petition for Settlement of First and Final Accounting, Approval of Fees and Costs, and Final Distribution* of the Estate is recorded in the Official Records of Douglas County on April 6, 2021, as Document No. 2021-964974, and this Deed is given pursuant to said Order.

NOW THEREFORE, the Grantor in consideration of the sum of Ten Dollars (\$10) in lawful money of the United States, and other good and valuable consideration paid to Grantor in hand by the Grantee, the receipt whereof is hereby acknowledged, by these presents grant, bargain, sell and convey to the Grantee all of the estate's 5.56% interest to SHANE YAGER, as his sole and separate property, all that certain lot, place, or parcel of land situated, lying, and being in Stateline, Nevada, Assessor's Parcel No. 1318-22-002-014, and more particularly described as follows:

PARCEL 1:

A parcel of land being a portion of and situated in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 27; and Southeast Quarter (1/4) of Section 22, in Township 13 North, Range 18 East, M.D.B.&M., more particularly described as follows, to wit:

BEGINNING at a point of the west side of the highway right-of-way line created by Deed recorded October 23, 1935, in Book U of Deeds, Page 110, Douglas County, Nevada, records, said point being described as bearing of South 60°13' West, a distance of 127.20 feet from the section corner common to Sections 22, 23, 26 and 27, Township 13 North, Range 18 East, M.D.B.&M.;

Said point also being further described as the Southeast corner of parcel of land conveyed to JOHN PLADY, et ux, in the Deed recorded April 8, 1957, in Book C-1 of Deeds, Page 343, Document No. 12128, Douglas County, Nevada, records;

Thence North 61°00' West, a distance of 220 feet to a point; said point being the Southwesterly corner of the parcel of land conveyed to CHARLES T. RIVERS, et ux, in Deed recorded May 10, 1960, in Book 2, Page 293, Document No. 15994, Official Records of Douglas County, Nevada;

Thence North 18°24'08" East, a distance of 121.97 feet, more or less, to the Southwesterly line of the parcel of land conveyed to H.L. HAYNES, et ux, in Deed recorded January 9, 1958, in Book C-1 of Deeds, Page 61, Document No. 12864, Douglas County, Nevada, records;

Thence South 61°00' East, a distance of 50.00 feet to a point;

Thence South 18°24'08" West, a distance of 12.73 feet to a point;

Thence South 61°00' East, a distance of 186.10 feet to a point to the West line of said highway right-of-way line; said point being further described as the most Southerly corner of the parcel of land conveyed to FRANK A. RICH, et ux, in Deed recorded June 24, 1959, in Book E-1 of Deeds, Page 288 Douglas County, Nevada, records;

Thence Southwesterly along the Westerly side of said highway right-of-way line along a curve to the right having a radius of 2460 feet, an arc distance of 107.5 feet, more or less, to the point of beginning.

EXCEPT THEREFROM from all that portion of the above-described parcel of land which was conveyed to CHARLES T. RIVERS, et ux, in Deed recorded May 10, 1960, in Book 2, page 293, Document No. 15994, Official Records.

(Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain, Sale Deed recorded on August 22, 2019, as Document No. 2019-934153)

SUBJECT TO right-of-way, reservations, restrictions, easements and other conditions of record.

TOGETHER WITH all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD the interest of the premises, together with the appurtenances, unto the said Grantee, and to Grantee's successors and assigns forever.

Date: April 13, 2021

Sherry Darrough
SHERRY DARROUGH, as Personal Representative

SIGNED AND SWORN TO (or affirmed) before me this 13th day of April, 2021, by SHERRY DARROUGH.

Ashley Voss
Notary Public



**State of Nevada
Declaration of Value**

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

1. Assessor Parcel Number(s)
1318-22-002-014
- a) _____
b) _____
c) _____

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'/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

3. Total Value/Sales Price of Property:

	\$ _____
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 53 NV
- b. Explain Reason for Exemption: Transfer of real property to person whom is conveyed within first degree of lineal consanguinity - Brother to brother Transfer per Court Order NV

5. Partial Interest: Percentage being transferred: 5.56%

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 therein. 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: Sherry Darrough Capacity: Agent

SELLER (GRANTOR) INFORMATION - REQUIRED

Name: Sherry Darrough, Personal Representative of the Estate of Derek Thomas Yager
Address: 1090 Frieda Lane
City, State, ZIP: Minden, NV 89423

BUYER (GRANTEE) INFORMATION - REQUIRED

Name: Sherry Darrough, Personal Representative of the Estate of Derek Thomas Yager
Address: 1090 Frieda Lane
City, State, ZIP: Minden, NV 89423

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

Print Name: Millward Law, Ltd. **Escrow #** _____
Address: 1591 Mono Ave.
City, State, ZIP: Minden, NV 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)