

**APN: 1320-32-111-058**



Recorded at the Request of:  
HERITAGE LAW, A Division of  
KALICKI COLLIER, LLP  
1625 Highway 88, Suite 304  
Minden, Nevada 89423

KAREN ELLISON, RECORDER

Mail Future Tax Statements To:  
Leanna Serpa Stedman & Beyla Serpa  
5520 Boot Hill Road  
Placerville, CA 95667

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.

R.P.T.T.: \$ 713.70

**PERSONAL REPRESENTATIVES' DEED**


LEANNA S. STEDMAN and LORI STORY, as Personal Representatives of the Estate of MONICA SERPA BINGHAM, Deceased, FOR NO CONSIDERATION, receipt of which is hereby acknowledged, do hereby remise, release, and forever quitclaim and transfer all the interest which Decedent MONICA SERPA BINGHAM, a widow, had at the time of her death and all the right, title and interest that the Estate of MONICA SERPA BINGHAM may have subsequently acquired by operation of law, or otherwise, in 1566 Fourth Street, Minden, Douglas County, Nevada, APN 1320-32-111-058, to LEANNA SERPA STEDMAN, a married woman as her sole and separate property, and BEYLA SERPA, a single woman, as Joint Tenants with Right of Survivorship, the real property situated in Minden, Douglas County, Nevada, more precisely described as:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

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.

Pursuant to NRS 111.312, the above legal description previously appeared in that certain Affidavit – Death of Joint Tenant recorded on October 19, 1998, as Document No. 0452038, Book 1098, Page 3613, filed in the Office of the Douglas County Recorder, Douglas County, Nevada.

Dated: 11-30, 2021.

  
LEANNA S. STEDMAN  
Personal Representative/Administrator of the  
Estate of MONICA SERPA BINGHAM

[SEE ATTACHED CALIFORNIA ALL-PURPOSE NOTARY ACKNOWLEDGEMENT]

[INTENTIONALLY LEFT BLANK]

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California  
County of El Dorado

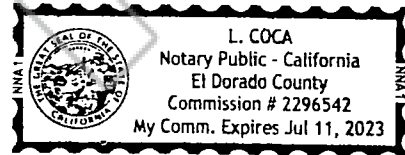
On NOV 30, 2021 before me, L. Coca, Notary Public  
(insert name and title of the officer)

personally appeared Leanna S. Stedman  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Dated: December 2, 2021.


*Lori M. Story*

LORI STORY  
Nevada Resident Personal  
Representative/Administrator of  
the Estate of MONICA SERPA BINGHAM

STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS    )

On December 2<sup>nd</sup>, 2021, before me, a Notary Public, personally appeared LORI STORY, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that she executed it.

*Michelle Andra Gibbons*  
Notary Public

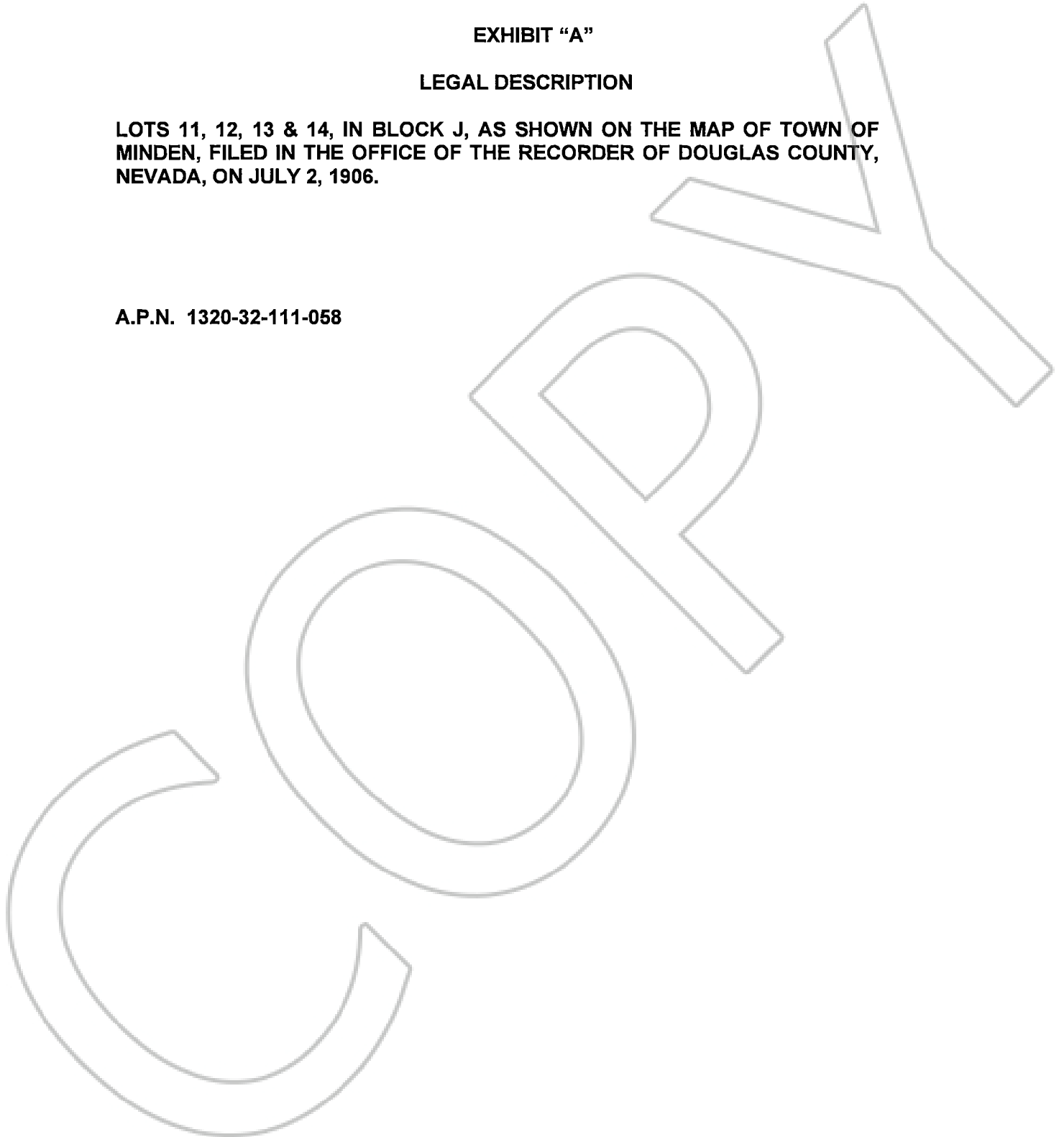
 MICHELLE ANDRA GIBBONS  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 21-1975-05 - Expires January 4, 2025

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**LOTS 11, 12, 13 & 14, IN BLOCK J, AS SHOWN ON THE MAP OF TOWN OF MINDEN, FILED IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA, ON JULY 2, 1906.**

**A.P.N. 1320-32-111-058**



**State of Nevada  
Declaration of Value**

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

1. Assessor Parcel Number(s)  
a) 1320-32-111-058  
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'l/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: \$ 183,000  
Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ 713.70

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 %

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: <u><i>Leanna S. Stedman</i></u>	Capacity: <u>AGENT FOR</u>
Signature: <u><i>Lori Story</i></u>	Capacity: <u>AGENT FOR</u>

**SELLER (GRANTOR) INFORMATION - REQUIRED**

**Name:** Leanna S. Stedman & Lori Story,  
Personal Co-Representatives of the Estate of  
Monica Serpa Bingham  
**Address:** 1566 Fourth Street  
**City, State, ZIP:** Minden, NV 89423

**BUYER (GRANTEE) INFORMATION - REQUIRED**

**Name:** Leanna Serpa Stedman & Beyla Serpa,  
JTWROS  
**Address:** 5520 Boot Hill Road  
**City, State, ZIP:** Placerville, CA 95667

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

**Print Name:** HERITAGE LAW, A Division of KALICKI COLLIER, LLP      **Escrow #** \_\_\_\_\_  
**Address:** 1625 Highway 88, Suite 304  
**City, State, ZIP:** Minden, NV 89423