

**APN: 1022-18-001-030**

Recorded at the Request of:  
HERITAGE LAW

1625 Highway 88, Suite 304  
Minden, Nevada 89423



00150439202209813660050053

KAREN ELLISON, RECORDER

E05

Mail Future Tax Statements To:  
Mary Susan Kincade & Robin Kincade  
13937 Crown Oak Drive  
Prather, CA 93651

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

### PERSONAL REPRESENTATIVE'S DEED

MARY SUSAN KINCADE, as Personal Representative of the Estate of MARY JEAN DAVIS, Deceased, FOR NO CONSIDERATION, receipt of which is hereby acknowledged, does hereby remise, release, and forever quitclaim and transfer all the interest which Decedent MARY JEAN DAVIS, an unmarried woman, had at the time of her death and all the right, title and interest that the Estate may have subsequently acquired by operation of law, or otherwise, in 3221 Reese Lane, Gardnerville, Douglas County, Nevada, APN 1022-18-001-030, to ROBIN KINCADE, a single woman, and MARY SUSAN KINCADE, a single woman, as Joint Tenants with Right of Survivorship, the real property situated in Gardnerville, 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 Quitclaim Deed recorded on February 15, 2000, as Document No. 2000-486374.

Dated: JANUARY 14, 2022.



MARY SUSAN KINCAID  
Personal Representative of the Estate of  
MARY JEAN DAVIS

[SEE ATTACHED CALIFORNIA ALL-PURPOSE NOTARY ACKNOWLEDGEMENT]

# 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.

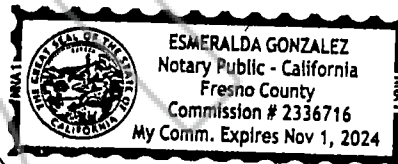
State of California  
County of FRESNO

On 01/14/2022 before me, Esmeralda Gonzalez, Notary Public  
(insert name and title of the officer)

personally appeared Mary Susan Kincaid  
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 Esmeralda Gonzalez (Seal)

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain piece or parcel of land situate in the County of Douglas, State of Nevada, being all that portion of the Northwest quarter of Section 18, Township 10 North, Range 22 East, M.D.B.&M., described as follows:

**PARCEL 1:**

Commencing at the West quarter corner of said Section 18; thence North 00°13'30" East along the west line of said section 18, a distance of 657.00 feet to the true point of beginning; thence continuing along the West line of said Section 18, North 00°13'30" East a distance of 661.40 feet to a point; thence North 86°43' East 740.92 feet; thence South 03°17' East 660.00 feet; thence South 86°43' West a distance of 781.38 feet to the true point of beginning.

Reference is made to Record of Survey filed in the office of the County Recorder of Douglas County, Nevada of October 10, 1969 as file No. 45990 and shown as Parcel 9.

**PARCEL 2:**

A non-exclusive easement for roadway and utility purpose 60 feet in width the center line of which is described as follows:

Commencing at the West Quarter corner of said Section 18; thence North 00°13'30" East along the West line of said Section 18 a distance of 657.00 feet; thence North 86°43' East 781.38 feet to the Southeast corner of the above described Parcel 1 the true point of beginning; thence North 86°43' East a distance of 2910.00 feet more or less to the Westerly right of way line of U.S. Highway 395 the point of ending.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1022-18-001-030  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 5  
 b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed with the first degree of lineal consanguinity or affinity – Mother to Daughters

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 herein. Furthermore, the parties agree that 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 [Handwritten Signature] Capacity AGENT FOR Grantor  
 Signature [Handwritten Signature] Capacity AGENT FOR Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Mary Susan Kincade, Personal Representative of the Est. of Mary Jean Davis  
 Address: 13937 Crown Oak Drive  
 City: Prather  
 State: California Zip: 93651

Print Name: Mary Susan Kincade & Robin Kincade  
 Address: 13937 Crown Oak Drive  
 City: Prather  
 State: California Zip: 93651

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: HERITAGE LAW Escrow # \_\_\_\_\_  
 Address: 1625 Highway 88, Ste. 304  
 City: Minden State: Nevada Zip: 89423