

1320-23-001-015

1320-26-001-002

1320-26-001-003

APN# 1320-26-001-004

DOUGLAS COUNTY, NV

2022-981842

Rec:\$40.00

Total:\$40.00

02/28/2022 11:40 AM

PETER ADAMCO, LTD

Pgs=48



KAREN ELLISON, RECORDER

E03

Recording Requested by/Mail to:

Name: Silverman Kattelman
Springgate, Chtd.
Address: 500 Damonte Ranch Pkwy.
#675
City/State/Zip: Reno, NV 89521

Mail Tax Statements to:

Name: Patricia McGuire
do Silverman Kattelman
Springgate, Chtd.
Address: 500 Damonte Ranch Pkwy.
#675
City/State/Zip: Reno, NV 89521

Grant, Bargain, And Sale Deed

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Michael V. Kattelman

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

APNs: 1320-23-001-015
1320-26-001-002
1320-26-001-003
1320-26-001-004

When recorded please return to:

Silverman Kattelman Springgate, Chtd.
500 Damonte Ranch Pkwy., Suite 675
Reno, Nevada 89521

MAIL FUTURE TAX STATEMENTS TO:

Patricia McGuire
c/o Silverman Kattelman Springgate, Chtd.
500 Damonte Ranch Pkwy., Suite 675
Reno, Nevada 89521

GRANT, BARGAIN, AND SALE DEED

Jeffrey R. Reimer died on December 15, 2018.

Jeffrey R. Reimer was the single member-manager of Rolling J Ranch/Nevada, LLC at his death. As a single member entity, Rolling J. Ranch/Nevada, LLC is an asset of the Estate of Jeffrey R. Reimer.


Jeffrey R. Reimer, through Rolling J. Ranch/Nevada, LLC, owned the real property the subject of this Quitclaim Deed, APNs 1320-23-001-015; 1320-26-001-002; 1320-26-001-003; 1320-26-001-004. The real property has been distributed by an order in probate to Jeffrey R. Reimer's rightful heir, his widow, Patricia McGuire (aka Patricia McGuire-Reimer).

See **Exhibit 1**, *Order Approving Petition for Partial Distribution (NRS 151.010)*, entered in Case No. PR19-00059 in the Second Judicial District Court for the State of Nevada, in and for the County of Washoe. Upon the *Order Approving Petition for Partial Distribution (NRS 151.010)*, the Co-Executors of the Estate of Jeffrey R. Reimer execute this GRANT, BARGAIN, AND SALE DEED, as below.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Ann Rosevear, President and Chief Trust Officer of Guardianship Services of Nevada, a division of Dunham Trust Company, the appointed Administrator of the Estate of Jeffrey R. Reimer (“Grantor”), see **Exhibit 2**, *Order Admitting Will to Probate and for Issuance of Letters Testamentary*, and **Exhibit 3**, *Letters of Administration with Will Annexed*), and Michelle L. Salazar, CPA, of Litigation and Valuation Consultants, Inc., the appointed Co-Executor of the Estate of Jeffrey R. Reimer (also “Grantor”), see **Exhibit 4**, *Order Approving Appointment of Co-Executor and for Issuance of Letters Testamentary*, and **Exhibit 5**, *Letters of Administration*, do hereby GRANT, BARGAIN, and SELL to Jeffrey R. Reimer’s widow, Patricia McGuire (“Grantee”), aka Patricia McGuire-Reimer, as her sole and separate property, all of his and the single member-manager Rolling J Ranch/Nevada, LLC’s rights, title, and interests in and to the real property situated in the County of Douglas, specifically described in the attached **Exhibits 6, 7, and 8**, being the same premises granted to Rolling J Ranch/Nevada, LCC (the single member-manager limited liability company owned by Jeffrey R. Reimer), including as referred in Document 461457.

TOGETHER with all tenements, hereditaments and appurtenances thereunto, including easements and water rights, if any, belonging or appertaining, and any reversions remainders, rents, issues and profits thereof, subject to all restrictions of record and general and special taxes henceforth.

Dated this 24th day of February, 2022.


ANN ROSEVEAR
President, Guardianship Services of Nevada,
a Division of Dunham Trust Company
Co-Executor of the Estate of
Jeffrey R. Reimer, Grantor

Dated this _____ day of February, 2022.

SIGNED IN COUNTERPARTS
MICHELLE L. SALAZAR, CPA
President, Litigation and Valuation
Consultants, Inc.
Co-Executor of the Estate of
Jeffrey R. Reimer, Grantor

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Ann Rosevear, President and Chief Trust Officer of Guardianship Services of Nevada, a division of Dunham Trust Company, the appointed Administrator of the Estate of Jeffrey R. Reimer (“Grantor”), see **Exhibit 2**, *Order Admitting Will to Probate and for Issuance of Letters Testamentary*, and **Exhibit 3**, *Letters of Administration with Will Annexed*), and Michelle L. Salazar, CPA, of Litigation and Valuation Consultants, Inc., the appointed Co-Executor of the Estate of Jeffrey R. Reimer (also “Grantor”), see **Exhibit 4**, *Order Approving Appointment of Co-Executor and for Issuance of Letters Testamentary*, and **Exhibit 5**, *Letters of Administration*, do hereby GRANT, BARGAIN, and SELL to Jeffrey R. Reimer’s widow, Patricia McGuire (“Grantee”), aka Patricia McGuire-Reimer, as her sole and separate property, all of his and the single member-manager Rolling J Ranch/Nevada, LLC’s rights, title, and interests in and to the real property situated in the County of Douglas, specifically described in the attached **Exhibits 6, 7, and 8**, being the same premises granted to Rolling J Ranch/Nevada, LCC (the single member-manager limited liability company owned by Jeffrey R. Reimer), including as referred in Document 461457.

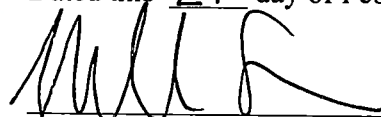
TOGETHER with all tenements, hereditaments and appurtenances thereunto, including easements and water rights, if any, belonging or appertaining, and any reversions remainders, rents, issues and profits thereof, subject to all restrictions of record and general and special taxes henceforth.

Dated this _____ day of February, 2022.

Dated this 24th day of February, 2022.

SIGNED IN COUNTERPARTS

ANN ROSEVEAR
President, Guardianship Services of Nevada,
a Division of Dunham Trust Company
Co-Executor of the Estate of
Jeffrey R. Reimer, Grantor




MICHELLE L. SALAZAR, CPA
President, Litigation and Valuation
Consultants, Inc.
Co-Executor of the Estate of
Jeffrey R. Reimer, Grantor

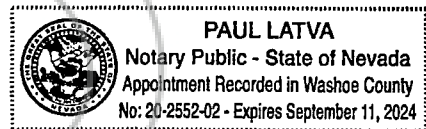
STATE OF NEVADA)
 : ss
COUNTY OF WASHOE)

On FEBRUARY 24, 2022 before me, a notary public, personally appeared ANN ROSEVEAR, personally known to me or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



NOTARY PUBLIC



STATE OF NEVADA)
 : ss
COUNTY OF WASHOE)

On _____, 2022 before me, a notary public, personally appeared MICHELLE L. SALAZAR, personally known to me or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

NOTARY PUBLIC

STATE OF NEVADA)
 : ss
COUNTY OF WASHOE)

On _____, 2022 before me, a notary public, personally appeared ANN ROSEVEAR, personally known to me or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

NOTARY PUBLIC

STATE OF NEVADA)
 : ss
COUNTY OF WASHOE)

On February 24, 2022 before me, a notary public, personally appeared MICHELLE L. SALAZAR, personally known to me or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Nicole Powell
NOTARY PUBLIC

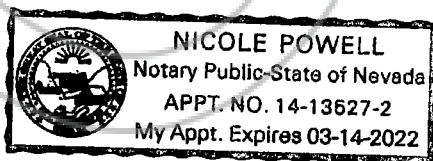


EXHIBIT 1

COPY

EXHIBIT 1

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IN THE SECOND JUDICIAL DISTRICT COURT FOR THE STATE OF NEVADA
IN AND FOR THE COUNTY OF WASHOE

IN THE MATTER OF THE ESTATE

OF

JEFFREY R. REIMER,

Deceased.

Case No. PR19-00059

Dept. No. 7

**ORDER APPROVING PETITION FOR
PARTIAL DISTRIBUTION (NRS 151.010)**

BE IT REMEMBERED that PATRICIA McGUIRE aka PATRICIA McGUIRE-REIMER, filed herein on the 25th day of May, 2021, a Petition for Partial Distribution (NRS 151.010), the Court having considered the same and having examined the evidence in this matter, finds that there was proper notice of the Petition and that all allegations in said petition are true and correct;

THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED:

1. That the Petition for Partial Distribution is approved.
2. The real property held by this Estate located in Douglas County, Nevada,

and more particularly described as :

See attached Exhibits "1", "2", "3", and "4"

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, is hereby transferred

1 conveyed, assigned, distributed and delivered to, PATRICIA MCGUIRE, an unmarried
2 woman, as her sole and separate property.

3 3. The real property transferred pursuant to this Order is described for
4 inventory purposes as unimproved parcels of real property (approx. 624 acres) and a
5 separate parcel of real property located in Douglas County at 1766 East Valley Rd.,
6 Minden, Nevada, APN 1320-23-001-015, APN 1320-26-001-002, APN 1320-26-001-003
7 and APN 1320-26-001-004.

8 4. That bond is dispensed with pursuant to NRS 151.010(1) and NRS
9 151.010(2).

10 5. The Court does hereby retain jurisdiction of the above-entitled estate until
11 the case has been closed.

12 Dated this 23 day of August, 2021.

13 IT IS SO ORDERED

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16 
17 _____
18 DISTRICT JUDGE

EXHIBIT 1

LEGAL DESCRIPTION
OF
A. P. N. 1320-23-001-015
FOR
ROLLING J RANCH

A parcel of land located in Douglas County, Nevada, being a part of the southeast one-quarter of the southeast one-quarter of Section 15, the southwest of the southwest and the southeast of the southeast of Section 14, the east one-quarter of the northeast one-quarter of Section 22, portions of Section 23, and the northwest one-quarter of Section 24, all in Township 13 North, Range 20 East, Mount Diablo Base and Meridian, said parcel being more particularly described as follows:

Commencing at the southwest corner of said Section 14:

Thence South $06^{\circ}18'42''$ West 93.01 feet to the True Point of Beginning;

Thence North $00^{\circ}33'38''$ West 1296.38 feet to a point on the southerly boundary of the Bently parcel;

Thence, along said southerly boundary of said Bently parcel North $88^{\circ}21'19''$ East 1377.44 feet;

The above course passes through the approximate center of a private ephemeral reservoir that extends about 800 feet north and south of the common boundary;

Thence South $01^{\circ}00'17''$ West 1302.03 feet; ...

Thence North $89^{\circ}48'37''$ East 1333.39 feet;

Thence South $00^{\circ}34'15''$ West 1312.89 feet;

Thence South $89^{\circ}53'13''$ East 1327.19 feet;

Thence North $00^{\circ}28'44''$ East 1289.27 feet;

Thence North $00^{\circ}30'19''$ East 1316.65 feet;

Thence North $89^{\circ}30'06''$ East 1324.75 feet;

Thence South $89^{\circ}21'18''$ East 1319.06 feet;

Thence South $00^{\circ}50'13''$ West 1328.33 feet;

Thence South $89^{\circ}13'11''$ East 1321.91 feet;

Thence South $00^{\circ}34'02''$ West 2634.31 feet;

Thence North $89^{\circ}34'58''$ West 2623.40 feet;

Thence South $00^{\circ}07'32''$ West 50.00 feet;

Thence North $89^{\circ}08'18''$ West 2410.02 feet to the northwest corner of Lot 1 of Grandview

Estates Phase 1, recorded 6 January 2003 as Document Number 562908, Douglas County Records;

Thence South $18^{\circ}52'12''$ West 2671.68 feet;

Thence South $88^{\circ}57'43''$ East 574.51 feet;

Thence 47.04 feet along a tangent curve to the left whose radius is 30.00 feet and having a central angle of $89^{\circ}50'49''$;

Thence South $01^{\circ}02'17''$ West 77.18 feet;

Thence North $89^{\circ}13'57''$ West 1012.90 feet;

Thence North $06^{\circ}17'18''$ East 253.40 feet;

Thence North 00°11'02" East 508.81 feet;
Thence North 00°28'42" East 673.12 feet;
Thence North 00°27'47" East 1206.73 feet;
Thence North 89°08'41" West 1669.40 feet;
Thence North 00°00'07" West 2556.87 feet to the True Point of Beginning.

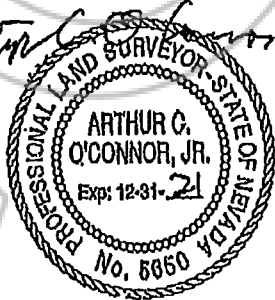
Excepting therefrom the following described parcel:
Commencing at the previously noted northwest corner of Lot 1 of Grandview Estates Phase 1,
recorded 6 January 2003 as Document Number 562908, Douglas County Records;
Thence North 18°23'50" West 211.75 feet to the True Point of Beginning;
Thence North 53°55'14" West 196.99 feet;
Thence 86.71 feet along a non-tangent curve to the left whose radius is 1250.00 feet and having a
central angle of 03°58'29" and whose long chord bears North 34°05'32" West;
Thence North 36°04'46" West 73.21 feet;
Thence 90.20 feet along a tangent curve to the right whose radius is 1498.99 feet and having a
central angle of 03°26'52";
Thence South 53°55'14" West 202.71 feet;
Thence South 36°04'46" East 250.00 feet to the True Point of Beginning.

The subject parcel contains numerous recorded easements not considered as part of this legal
description.

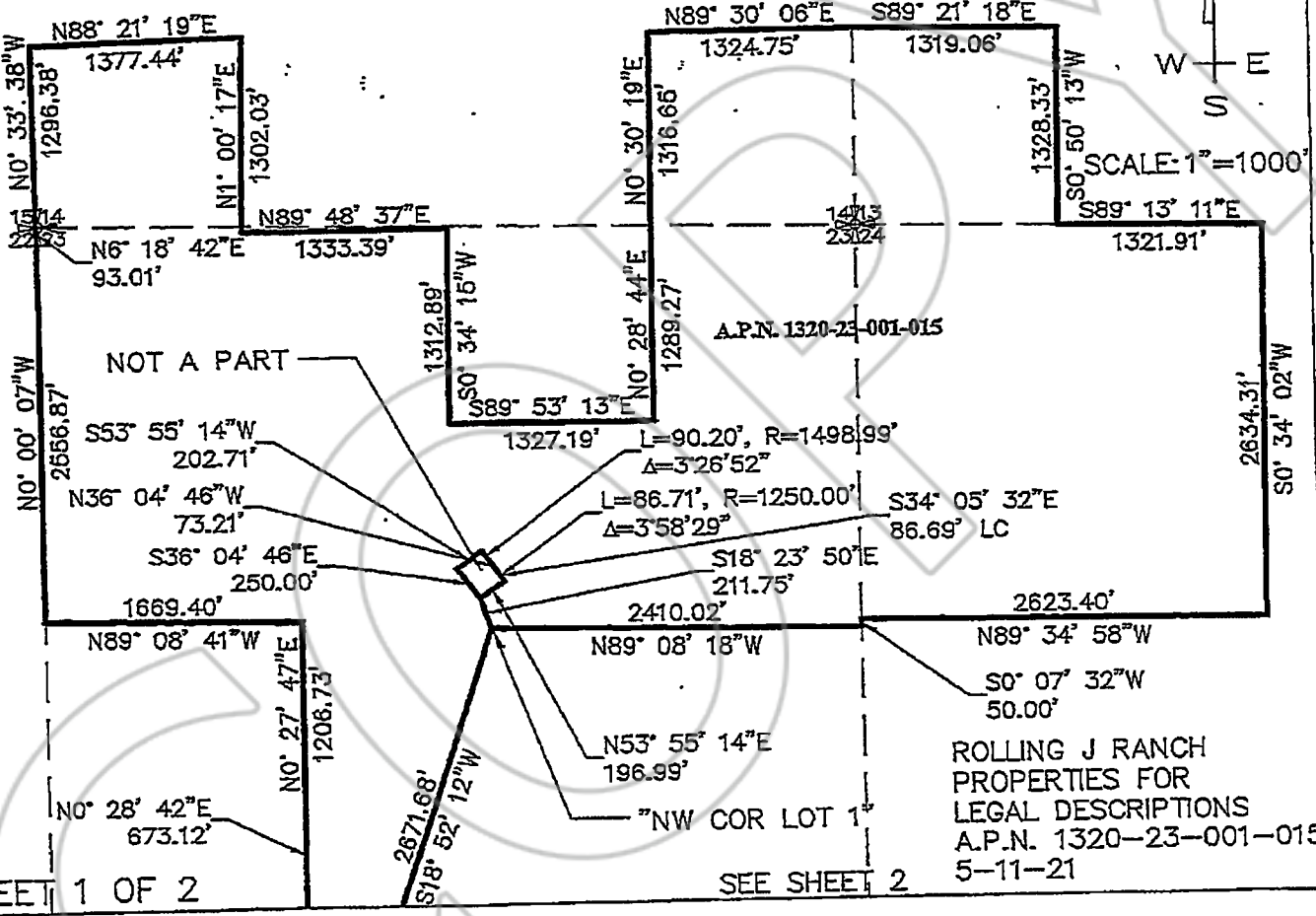
Basis of Bearings for this legal description is Grandview Estates Phase 1, recorded 6 January
2003 as Document Number 562908, Douglas County Records.

This legal description has been prepared using record information as shown on the Tract Map for
Grandview Estates Phase 1, recorded 6 January 2003 as Document Number 562908, Douglas
County Records, as corrected by that Record of Survey for SCM-Rolling J Ranch filed 8 June
2011 as Document Number 784392, Douglas County Records.

This legal description was prepared by Arthur C. O'Connor Jr., a Professional Land Surveyor,
licensed to practice in Nevada as PLS 5650, whose address is P. O. Box 19640, Reno, Nevada
89511.



A.P.N. 1320-14-002-002
BENTLY



SHEET 1 OF 2

SEE SHEET 2

ROLLING J RANCH
PROPERTIES FOR
LEGAL DESCRIPTIONS
A.P.N. 1320-23-001-015
5-11-21

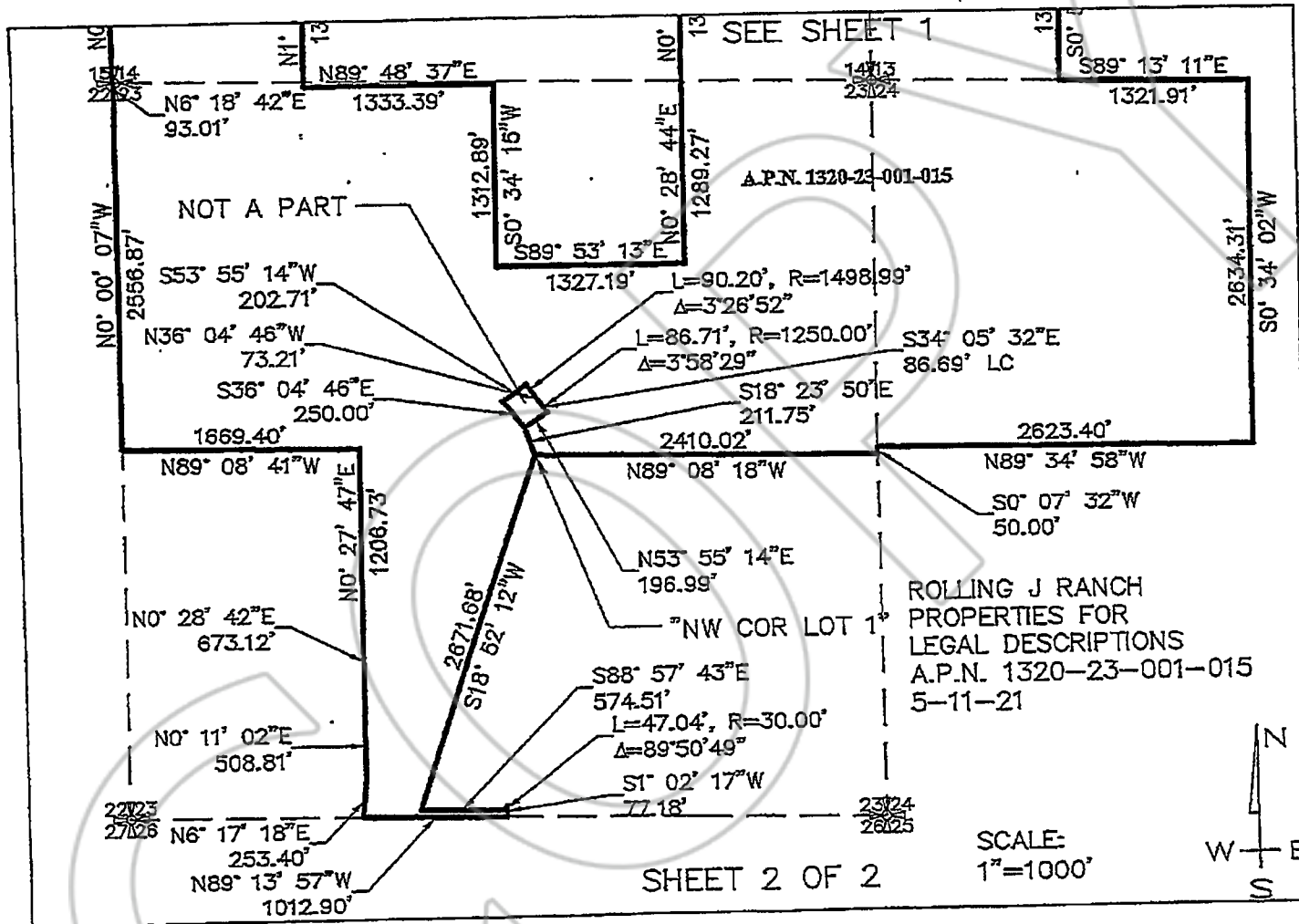


EXHIBIT 2

LEGAL DESCRIPTION
OF
A. P. N. 1320-26-001-002
FOR
ROLLING J RANCH

A parcel of land located in Douglas County, Nevada, being a part of the northeast one-quarter of the northwest one-quarter of Section 26, Township 13 North, Range 20 East, Mount Diablo Base and Meridian, being "Parcel 30" of the Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898, Douglas County Records, said parcel being more particularly described as follows:

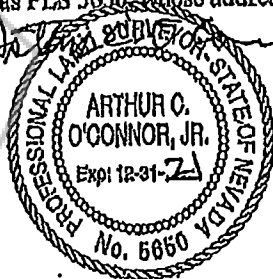
Commencing at the northwest corner of said Section 26:
Thence South 89°24'04" East 1620.31 feet;
Thence South 00°46'46" West 30.00 feet;
Thence South 22°01'28" West 484.02 feet to the True Point of Beginning;
Thence North 89°12'42" West 335.51 feet;
Thence South 26°17'18" West 390.00 feet;
Thence South 13°51'17" East 300.00 feet;
Thence South 10°50'58" West 164.86 feet;
Thence North 89°03'29" West 30.40 feet;
Thence North 10°50'58" East 156.19 feet;
Thence North 17°13'12" West 684.24 feet to the True Point of Beginning.

The subject parcel contains recorded easements not considered as part of this legal description.

Basis of Bearings for this legal description is Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898, Douglas County Records.

This legal description has been prepared using record information as shown on the Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898.

This legal description was prepared by Arthur C. O'Connor Jr., a Professional Land Surveyor, licensed to practice in Nevada as PLS 5650, whose address is P. O. Box 19640, Reno, Nevada 89511.



22/23
27/26

S89° 24' 04"E
1620.31'

S0° 46' 46"W
30.00'

484.02'
S22° 01' 28"W

A. P. N. 1320-26-001-002
PARCEL 30
BUCKEYE FINAL MAP

335.51'

N89° 12' 42"W

S17° 13' 12"E
688.24'

N26° 17' 18"E
390.00'

ROLLING J RANCH
PROPERTIES FOR
LEGAL DESCRIPTIONS
A.P.N. 1320-26-001-002
5-11-21

N13° 51' 17"W
300.00'

S44° 31' 04"W
280.01'

S10° 50' 58"W
156.19'

N10° 50' 58"E
164.86'

S89° 03' 29"E
30.40'

S89° 03' 29"E
388.99'

SCALE:
1"=250'



EXHIBIT 3

**LEGAL DESCRIPTION
OF
A. P. N. 1320-26-001-003
FOR
ROLLING J RANCH**

A parcel of land located in Douglas County, Nevada, being a part of the northeast one-quarter of the northwest one-quarter of Section 26, Township 13 North, Range 20 East, Mount Diablo Base and Meridian, being "Parcel 31" of the Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898, Douglas County Records, said parcel being more particularly described as follows:

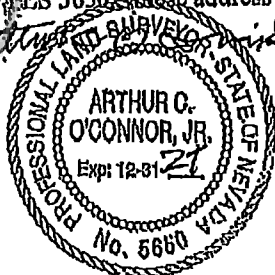
Commencing at the northwest corner of said Section 26:
Thence South 89°24'04" East 1620.31 feet;
Thence South 00°46'46" West 30.00 feet;
Thence South 22°01'28" West 484.02 feet;
Thence North 89°12'42" West 335.51 feet to the True Point of Beginning;
Thence South 26°17'18" West 390.00 feet;
Thence South 13°51'17" East 300.00 feet;
Thence South 10°50'58" West 164.86 feet;
Thence South 89°03'29" East 388.99 feet;
Thence North 44°31'04" East 280.01 feet;
Thence North 83°24'59" East 360.00 feet;
Thence North 00°55'14" East 557.10 feet;
Thence North 89°12'42" West 820.00 feet to the True Point of Beginning.

The subject parcel contains recorded easements not considered as part of this legal description.

Basis of Bearings for this legal description is Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898, Douglas County Records.

This legal description has been prepared using record information as shown on the Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898.

This legal description was prepared by Arthur C. O'Connor Jr., a Professional Land Surveyor, licensed to practice in Nevada as PLS 5650, whose address is P. O. Box 19640, Reno, Nevada 89511.



5-14-21

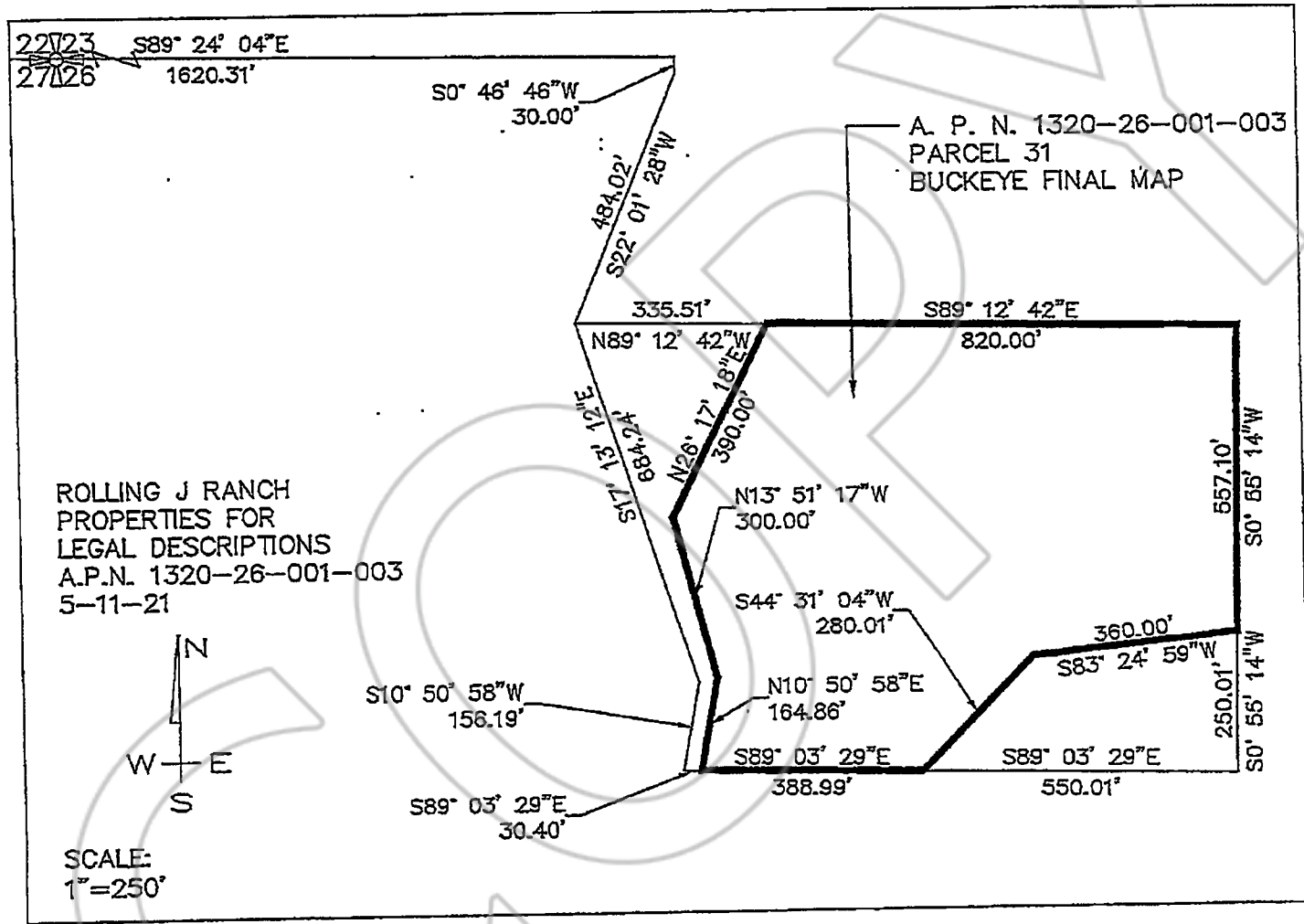


EXHIBIT 4

LEGAL DESCRIPTION
OF
A. P. N. 1320-26-001-004
FOR
ROLLING J RANCH

A parcel of land located in Douglas County, Nevada, being a part of the northeast one-quarter of the northwest one-quarter of Section 26, Township 13 North, Range 20 East, Mount Diablo Base and Meridian, being "Parcel 32" of the Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898, Douglas County Records, said parcel being more particularly described as follows:

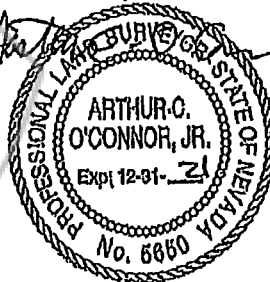
Commencing at the northwest corner of said Section 26:
Thence South 89°24'04" East 1620.31 feet;
Thence South 00°46'46" West 30.00 feet;
Thence South 22°01'28" West 484.02 feet;
Thence South 89°12'42" East 1155.51 feet;
Thence South 00°55'14" West 557.10 feet to the True Point of Beginning;
Thence South 00°55'14" West 250.01 feet;
Thence North 89°03'29" West 550.01 feet;
Thence North 44°31'04" East 280.01 feet;
Thence North 83°24'59" East 360.00 feet to the True Point of Beginning.

The subject parcel contains recorded easements not considered as part of this legal description.

Basis of Bearings for this legal description is Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898, Douglas County Records.

This legal description has been prepared using record information as shown on the Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898.

This legal description was prepared by Arthur C. O'Connor Jr., a Professional Land Surveyor, licensed to practice in Nevada as PLS 5650, whose address is P. O. Box 19640, Reno, Nevada 89511.



5-14-21

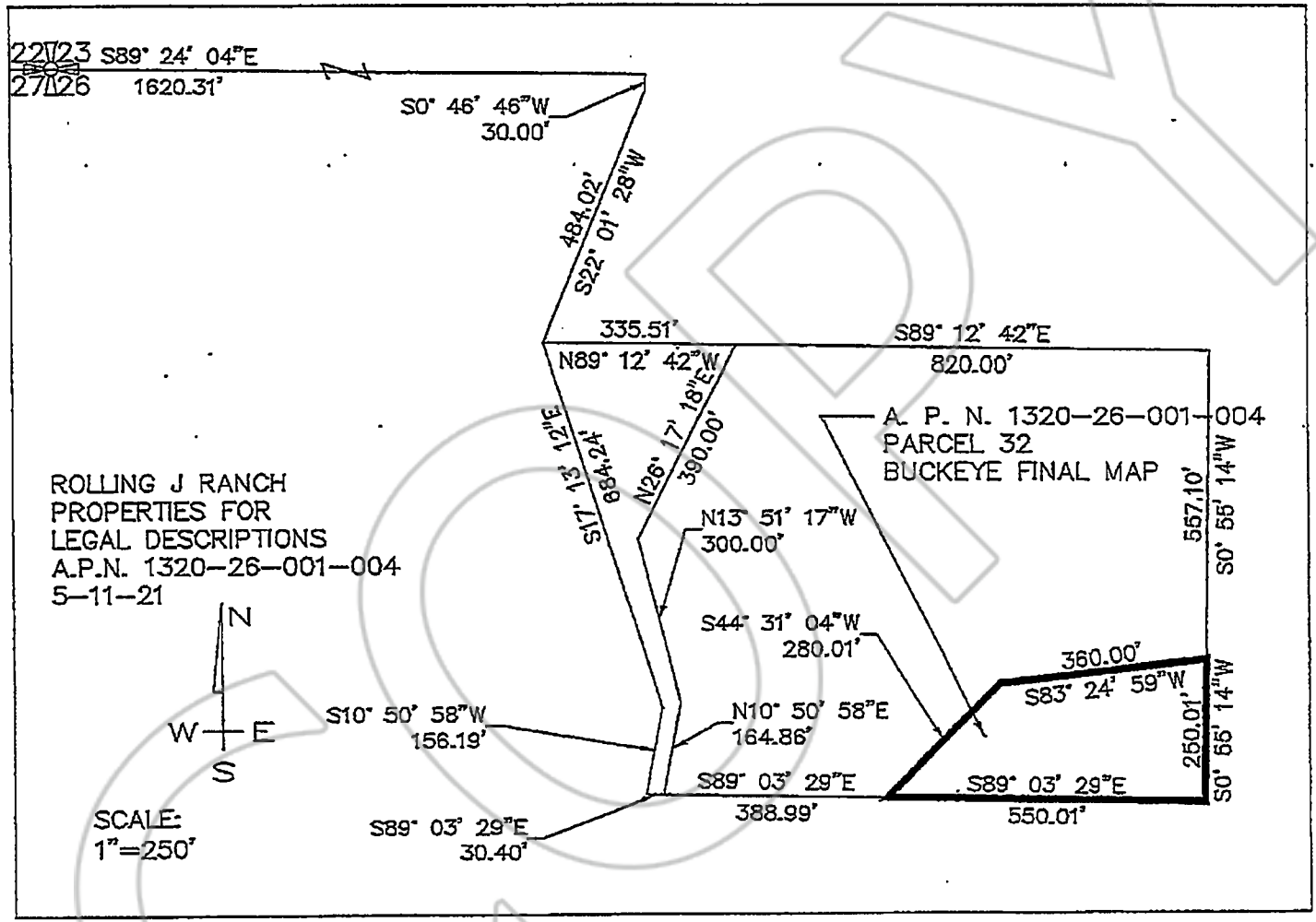


EXHIBIT 2

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EXHIBIT 2

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6 IN THE SECOND JUDICIAL DISTRICT COURT FOR THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF WASHOE
8 IN THE MATTER OF THE ESTATE
9 OF
10 JEFFREY R. REIMER, Case No. PR19-00059
11 Deceased. Dept. No. 7

12 _____ /
13 **ORDER ADMITTING WILL TO PROBATE AND**
14 **FOR ISSUANCE OF LETTERS TESTAMENTARY**

15 The petitioner PATRICIA McGUIRE-REIMER, having proved to the satisfaction
16 of the Court that the time for hearing the amended petition for probate of the Last Will
17 and Testament of the above-named decedent herein filed with the Clerk of the Court
18 and for issuance of Letters Testamentary, was set for the 10th day of December, 2020,
19 and that notice of said hearing has been duly given as required by law, and the Court
20 having heard the evidence finds that the facts alleged in said Amended Petition for
21 Probate and for Issuance of Letter Testamentary of the Last Will and Testament of said
22 decedent are true and correct, and said amended petition ought to be granted.

24 **IT IS THEREFORE ORDERED AND DETERMINED BY THE COURT** that
25 JEFFREY R. REIMER died on the 15th day of December, 2018, in Steamboat Springs,
26 Routt County, State of Colorado, and at the time of his death was a resident of Washoe
27 County, Nevada; that said decedent left personal property, tangible and intangible,
28

1 located within the State of Nevada of a value in excess of \$300,000.00; that the filing of
2 a Federal Estate Tax Return will be required for this estate; and that the instrument in
3 writing hereinbefore filed purporting to be the decedent's Last Will and Testament dated
4 the September 11, 2012, be admitted to probate as the Last Will and Testament of the
5 decedent.

6 **IT IS FURTHER ORDERED** that GUARDIANSHIP SERVICES OF NEVADA,
7 INC., a division of Dunham Trust Company, be appointed Executor of said estate to
8 serve without bond, and that Letters Testamentary be issued to it upon taking the oath
9 required by law.
10

11 Dated this 10 day of December, 2020.

12 IT IS SO ORDERED

13 Connie J. Steinheimer
14 DISTRICT JUDGE
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EXHIBIT 3

COPY

EXHIBIT 3

1 Code 1905
Richard W. Young
2 Nevada State bar #2343
John C. Smith
3 Nevada State Bar #1014
327 Marsh Ave.
4 Reno, Nevada 89509
775-322-9477
5 Attorneys for the Personal Representative

6 **IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
7 **IN AND FOR THE COUNTY OF WASHOE**

8 IN THE MATTER OF THE ESTATE OF:

9 **JEFFREY R. REIMER,**

Case No. PR19-00059

Dept. No. PR

10 Deceased /

11 **LETTERS OF ADMINISTRATION WITH WILL ANNEXED**

12 STATE OF NEVADA)
13) ss.
14 COUNTY OF WASHOE)

15 On December 10, 2020, the Second Judicial District Court, Washoe County,
16 State of Nevada, entered an Order admitting the decedent's Will to probate and
17 appointed Guardianship Services of Nevada, a Division of Dunham Trust Company as
18 Administrator with Will Annexed for the above-named estate. The order waives bond.

19 The Administrator with Will Annexed, after being duly qualified, may act and
20 has the authority and duties of an Administrator with Will Annexed.

21 In testimony of which, I have this date signed these Letters and affixed the Seal
22 of the Court on December 15th, 2020.

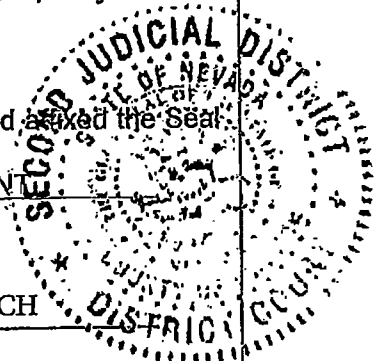
JACQUELINE BRYANT

Clerk

/s/ CHERYL SULEZICH

Deputy Clerk

Law Office of John C. Smith
499 W. Plumb Lane, Ste. 202, Reno, Nevada 89509
775.324.9100, Fax 775.871.4844




Law Office of John C. Smith
499 W. Plumb Lane, Ste. 202, Reno, Nevada 89509
775.324.9100, Fax 775.871.4844

1 OFFICIAL OATH

2 STATE OF NEVADA)
3 COUNTY OF WASHOE) ss.
4)

5 I, Ann Rosevear, whose mailing address is 241 Ridge Street, Suite #100, Reno,
6 Nevada, 89501, do solemnly affirm that I will faithfully perform according to law the
7 duties of Administrator with Will Annexed of the Estate of Jeffrey R. Reimer,
8 deceased, and that all matters stated in any petition or paper filed with the Court by
9 me are true of my own knowledge, or if any matters are stated on information and
10 belief, I believe them to be true.

11 Dated 12/15/2020

12 
13 Ann Rosevear, President
14 and Chief Trust Officer
15 Dunham Trust Company
16 Administrator with Will Annexed

17 SUBSCRIBED and SWORN to before me on

18 December 15th, 2020, by Ann Rosevear, Administrator with Will Annexed.

19 
20 Notary Public

21 **Affirmations Pursuant to NRS 239.030**

22 The undersigned does hereby affirm that the preceding document DOES NOT
23 contain the social security number of any person.

24 Dated 12/15/2020


John C. Smith, Esq.

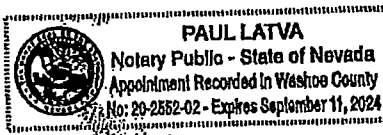


EXHIBIT 4

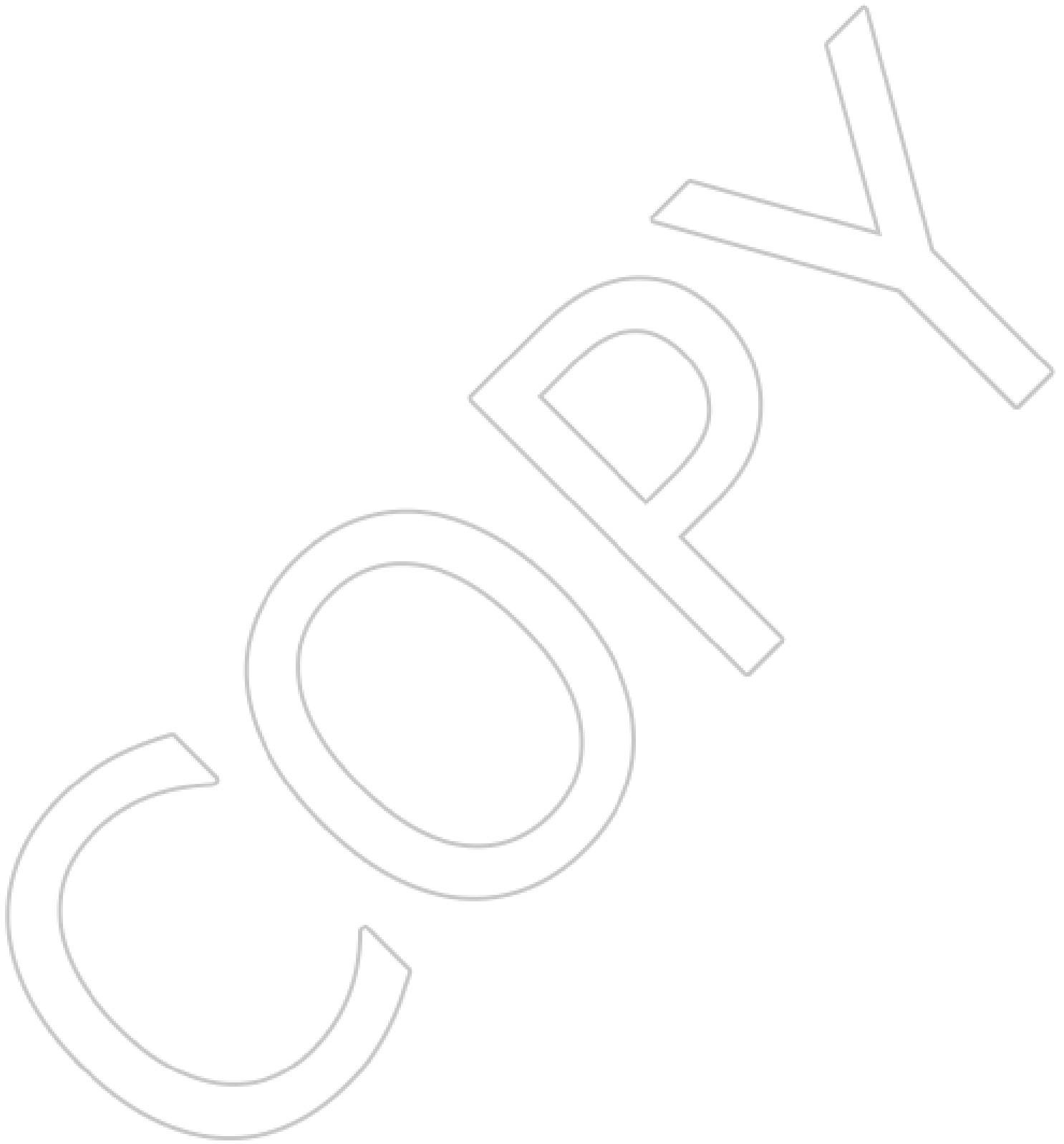


EXHIBIT 4

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**IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF WASHOE**

In the Matter of the Estate of Case No.: PR19-00059
JEFFREY R. REIMER, Dept No.: 7
Deceased.

**ORDER APPROVING APPOINTMENT OF
CO EXECUTOR AND FOR ISSUANCE OF LETTERS TESTAMENTARY**

GUARDIANSHIP SERVICES OF NEVADA, INC., executor of the Estate of Jeffery R. Reimer, filed the *Motion of Executor for Approval of Co-Executor and for Issuance of Letters Testamentary* on April 7, 2021. No opposition to the Motion was filed. See D.C.R. 13(3). The Motion was submitted to the Court for approval on May 5, 2021,

NOW, THEREFORE, IT IS HEREBY ORDERED:

1. The Court approves appointment of Litigation and Valuation Consultants, Inc., through its President, Michelle L. Salazar, CPA, as Co-Executor of the present estate, to serve without bond; and,
2. The Court authorizes issuance of Letters Testamentary to Michelle L. Salazar, CPA, President of Litigation and Valuation Consultants, Inc.

DATED: This 21 day of May, 2021.



DISTRICT JUDGE

EXHIBIT 5

COPY

EXHIBIT 5

1 CODE 1905
2 RICHARD W. YOUNG
3 State Bar No. 002343
4 LAW OFFICES OF RICHARD W. YOUNG
5 327 Marsh Avenue
6 Reno, Nevada 89509
7 (775) 322-9477
8 richardyoung@renolaw.us

9 Attorney for:
10 GUARDIANSHIP SERVICES OF NEVADA, INC.,
11 a Division of DUNHAM TRUST COMPANY;
12 LITIGATION AND VALUATION CONSULTANTS, INC.
13 Co-Executors of the Estate of Jeffrey R. Reimer

14 **IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**

15 **IN AND FOR THE COUNTY OF WASHOE**

16 In the Matter of the Estate of

Case No.: PR19-00059

17 JEFFREY R. REIMER,

Dept No.: 7

18 Deceased.

19 **LETTERS OF ADMINISTRATION**

20 STATE OF NEVADA)
21 COUNTY OF WASHOE) SS:

22 On December 10, 2020, the Second Judicial District Court, Washoe County, State
23 of Nevada, entered an Order admitting the decedent's Will to probate. On May 21, 2021,
24 the Second Judicial District Court, Washoe County, State of Nevada, entered an Order
25 appointing Litigation and Valuation Consultants, Inc., through its President, Michelle L.
26 Salazar, CPA, as Co-Executor of the present estate, to serve without bond.

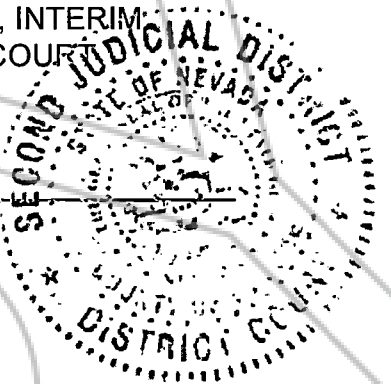
27 Michelle L. Salazar, President of Litigation and Valuation Consultants, Inc., after
28 being duly qualified, may act and has the authority and duties of the Co-Executor of the
estate of Jeffrey R. Reimer. An Official Oath of Co-Executor, Michelle Salazar, President
of Litigation and Valuation Consultants, Inc. is attached as Exhibit "1".

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In testimony of which, I have this date signed these letters and affixed the Seal of
the Court on 27th day of 2021.

ALICIA L. LERUD, INTERIM
CLERK OF THE COURT

By: S/YVILORIA
Deputy Clerk



LIST OF EXHIBITS

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1. Official Oath of Co-Executor Michelle L. Salazar, President of Litigation and Valuation Consultants, Inc.

EXHIBIT "1"

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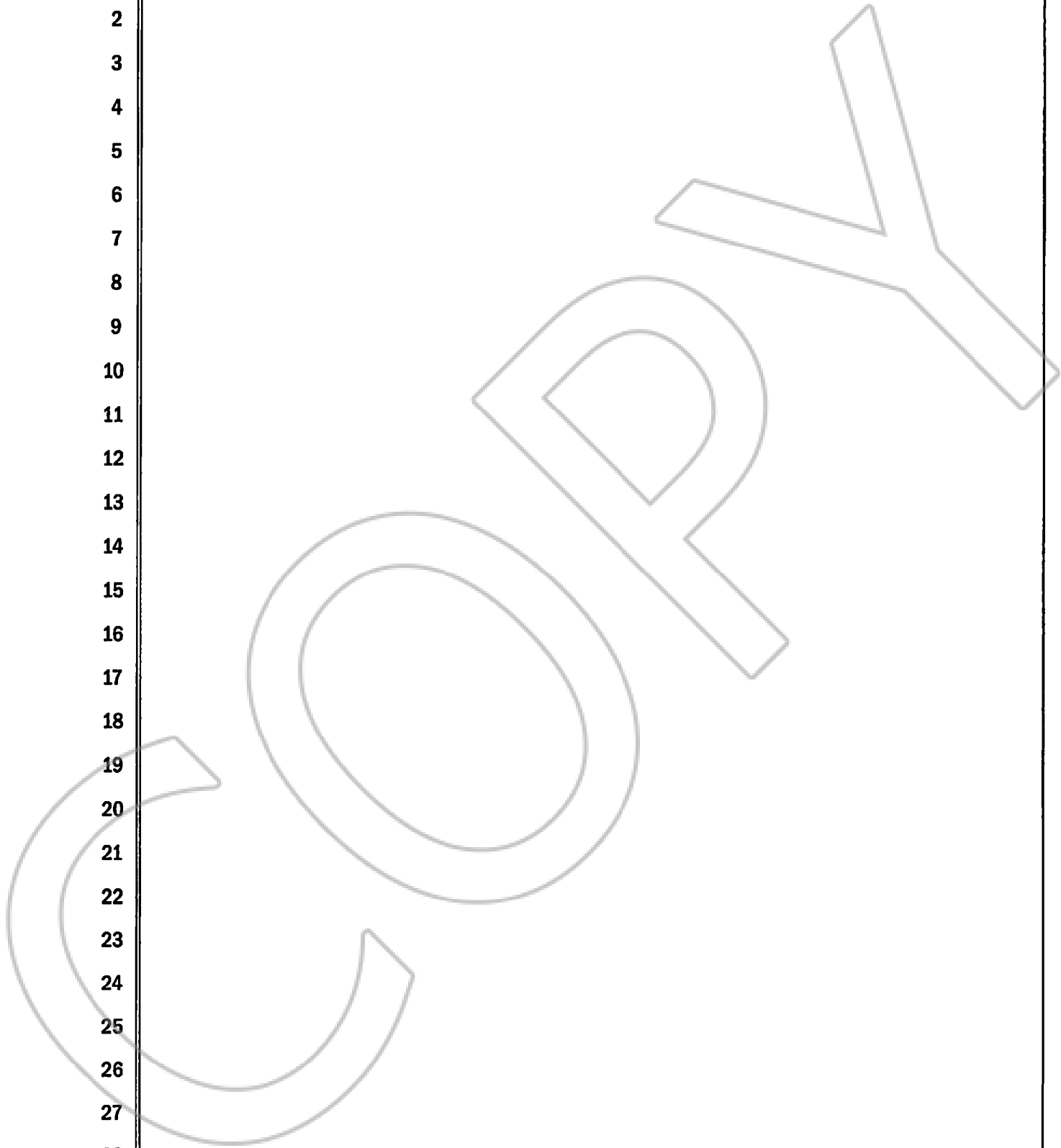


EXHIBIT "1"

1 CODE 2615
2 JOHN C. SMITH
3 State Bar No. 1014
4 499 W. Plumb Lane, Suite 202
5 Reno, Nevada 89509
6 (775) 324-9100
7 john@elderlawreno.com

8 RICHARD W. YOUNG
9 State Bar No. 002343
10 LAW OFFICES OF RICHARD W. YOUNG
11 327 Marsh Avenue
12 Reno, Nevada 89509
13 (775) 322-9477
14 richardyoung@renolaw.us

15 Attorneys for:
16 GUARDIANSHIP SERVICES OF NEVADA, INC.,
17 a Division of DUNHAM TRUST COMPANY
18 Executor of the Estate of Jeffrey R. Reimer

19 **IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
20 **IN AND FOR THE COUNTY OF WASHOE**

21 In the Matter of the Estate of Case No.: PR19-00059
22 JEFFREY R. REIMER, Dept No.: 7
23 Deceased.

24 **OFFICIAL OATH OF CO-EXECUTOR**

25 STATE OF NEVADA)
26) : ss.
27 COUNTY OF WASHOE)

28 I, Michelle L. Salazar, President of LITIGATION AND VALUATION CONSULTANTS,
INC., the duly appointed Co-Executor in the above-entitled matter, do hereby declare and
affirm under penalty of perjury under the laws of the State of Nevada, that I will faithfully
perform according to law the duties of Co-Executor of the Estate of Jeffrey R. Reimer,
deceased, and that all matters stated in any petition, pleading or paper either signed and/or
filed by me with the Second Judicial District Court are true of my own knowledge, and if
any matters are stated therein on information or belief, I believe them to be true.

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Pursuant to NRS 239B.030, the undersigned hereby affirms that the preceding document DOES NOT contain the social security number of any person.

DATED: This 5th day of April, 2021.

LITIGATION AND VALUATION CONSULTANTS, INC.

MICHELLE L. SALAZAR, President
LITIGATION AND VALUATION CONSULTANTS, INC.
5488 Reno Corporate Dr., Suite 200
Reno, NV 89511
Co-Executor of the Estate of Jeffrey R. Reimer

STATE OF NEVADA

COUNTY OF WASHOE

} ss:

Subscribed and Sworn before me
this 5th day of April, 2021 by
Michelle L. Salazar:

NOTARY PUBLIC

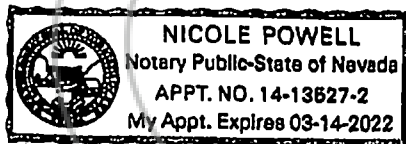


EXHIBIT 6

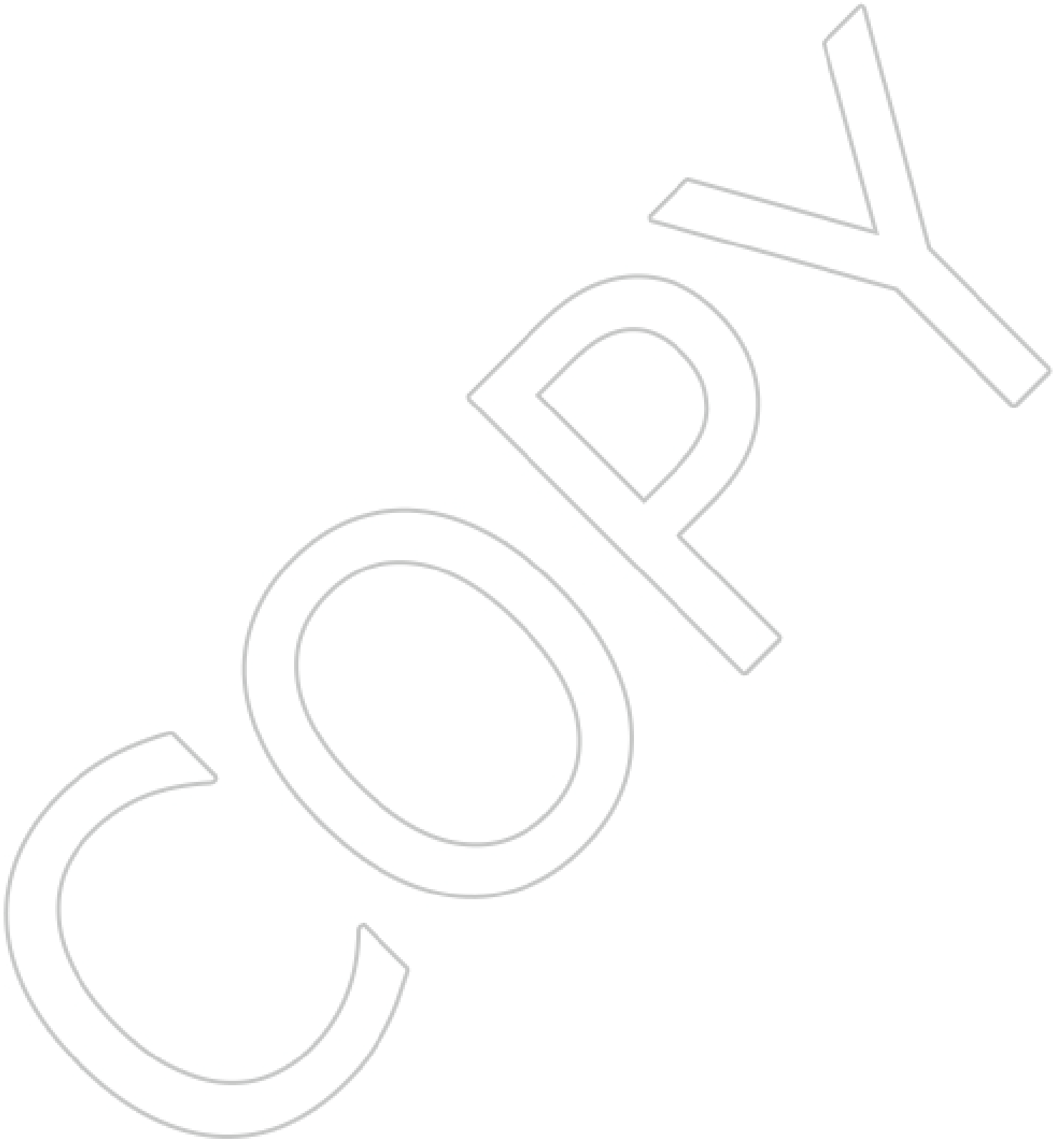


EXHIBIT 6

**LEGAL DESCRIPTION
OF
A. P. N. 1320-23-001-015
FOR
ROLLING J RANCH**

A parcel of land located in Douglas County, Nevada, being a part of the southeast one-quarter of the southeast one-quarter of Section 15, the southwest of the southwest and the southeast of the southeast of Section 14, the east one-quarter of the northeast one-quarter of Section 22, portions of Section 23, and the northwest one-quarter of Section 24, all in Township 13 North, Range 20 East, Mount Diablo Base and Meridian, said parcel being more particularly described as follows:

Commencing at the southwest corner of said Section 14:

Thence South $06^{\circ}18'42''$ West 93.01 feet to the True Point of Beginning;

Thence North $00^{\circ}33'38''$ West 1296.38 feet to a point on the southerly boundary of the Bently parcel;

Thence, along said southerly boundary of said Bently parcel North $88^{\circ}21'19''$ East 1377.44 feet;

The above course passes through the approximate center of a private ephemeral reservoir that extends about 800 feet north and south of the common boundary;

Thence South $01^{\circ}00'17''$ West 1302.03 feet; ...

Thence North $89^{\circ}48'37''$ East 1333.39 feet;

Thence South $00^{\circ}34'15''$ West 1312.89 feet;

Thence South $89^{\circ}53'13''$ East 1327.19 feet;

Thence North $00^{\circ}28'44''$ East 1289.27 feet;

Thence North $00^{\circ}30'19''$ East 1316.65 feet;

Thence North $89^{\circ}30'06''$ East 1324.75 feet;

Thence South $89^{\circ}21'18''$ East 1319.06 feet;

Thence South $00^{\circ}50'13''$ West 1328.33 feet;

Thence South $89^{\circ}13'11''$ East 1321.91 feet;

Thence South $00^{\circ}34'02''$ West 2634.31 feet;

Thence North $89^{\circ}34'58''$ West 2623.40 feet;

Thence South $00^{\circ}07'32''$ West 50.00 feet;

Thence North $89^{\circ}08'18''$ West 2410.02 feet to the northwest corner of Lot 1 of Grandview

Estates Phase 1, recorded 6 January 2003 as Document Number 562908, Douglas County Records;

Thence South $18^{\circ}52'12''$ West 2671.68 feet;

Thence South $88^{\circ}57'43''$ East 574.51 feet;

Thence 47.04 feet along a tangent curve to the left whose radius is 30.00 feet and having a central angle of $89^{\circ}50'49''$;

Thence South $01^{\circ}02'17''$ West 77.18 feet;

Thence North $89^{\circ}13'57''$ West 1012.90 feet;

Thence North $06^{\circ}17'18''$ East 253.40 feet;

Thence North $00^{\circ}11'02''$ East 508.81 feet;
Thence North $00^{\circ}28'42''$ East 673.12 feet;
Thence North $00^{\circ}27'47''$ East 1206.73 feet;
Thence North $89^{\circ}08'41''$ West 1669.40 feet;
Thence North $00^{\circ}00'07''$ West 2556.87 feet to the True Point of Beginning.

Excepting therefrom the following described parcel:
Commencing at the previously noted northwest corner of Lot 1 of Grandview Estates Phase 1,
recorded 6 January 2003 as Document Number 562908, Douglas County Records;
Thence North $18^{\circ}23'50''$ West 211.75 feet to the True Point of Beginning;
Thence North $53^{\circ}55'14''$ West 196.99 feet;
Thence 86.71 feet along a non-tangent curve to the left whose radius is 1250.00 feet and having a
central angle of $03^{\circ}58'29''$ and whose long chord bears North $34^{\circ}05'32''$ West;
Thence North $36^{\circ}04'46''$ West 73.21 feet;
Thence 90.20 feet along a tangent curve to the right whose radius is 1498.99 feet and having a
central angle of $03^{\circ}26'52''$;
Thence South $53^{\circ}55'14''$ West 202.71 feet;
Thence South $36^{\circ}04'46''$ East 250.00 feet to the True Point of Beginning.

The subject parcel contains numerous recorded easements not considered as part of this legal description.

Basis of Bearings for this legal description is Grandview Estates Phase 1, recorded 6 January 2003 as Document Number 562908, Douglas County Records.

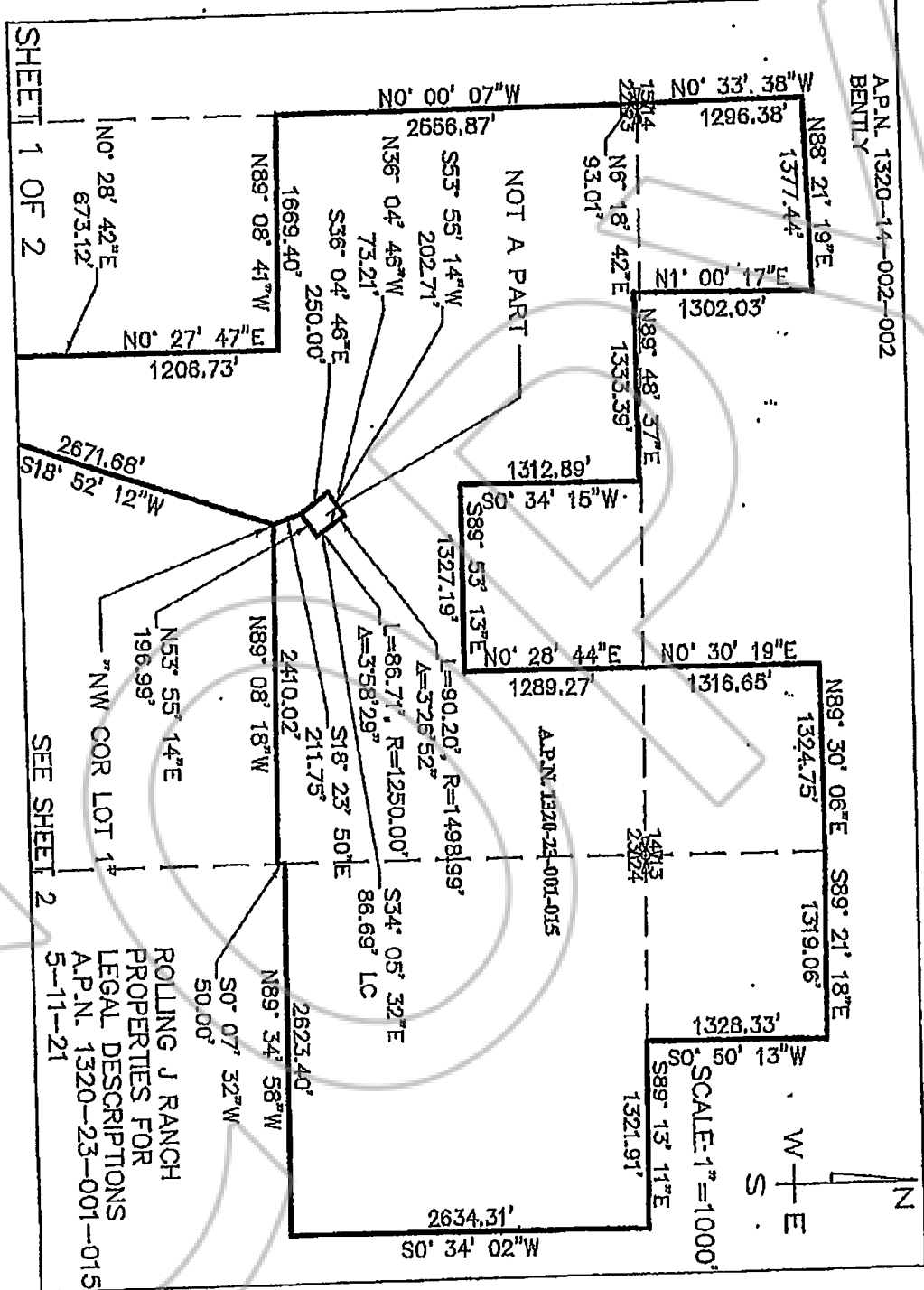
This legal description has been prepared using record information as shown on the Tract Map for Grandview Estates Phase 1, recorded 6 January 2003 as Document Number 562908, Douglas County Records, as corrected by that Record of Survey for SCM-Rolling J Ranch filed 8 June 2011 as Document Number 784392, Douglas County Records.

This legal description was prepared by Arthur C. O'Connor Jr., a Professional Land Surveyor, licensed to practice in Nevada as PLS 5650, whose address is P. O. Box 19640, Reno, Nevada 89511.



5-14-21

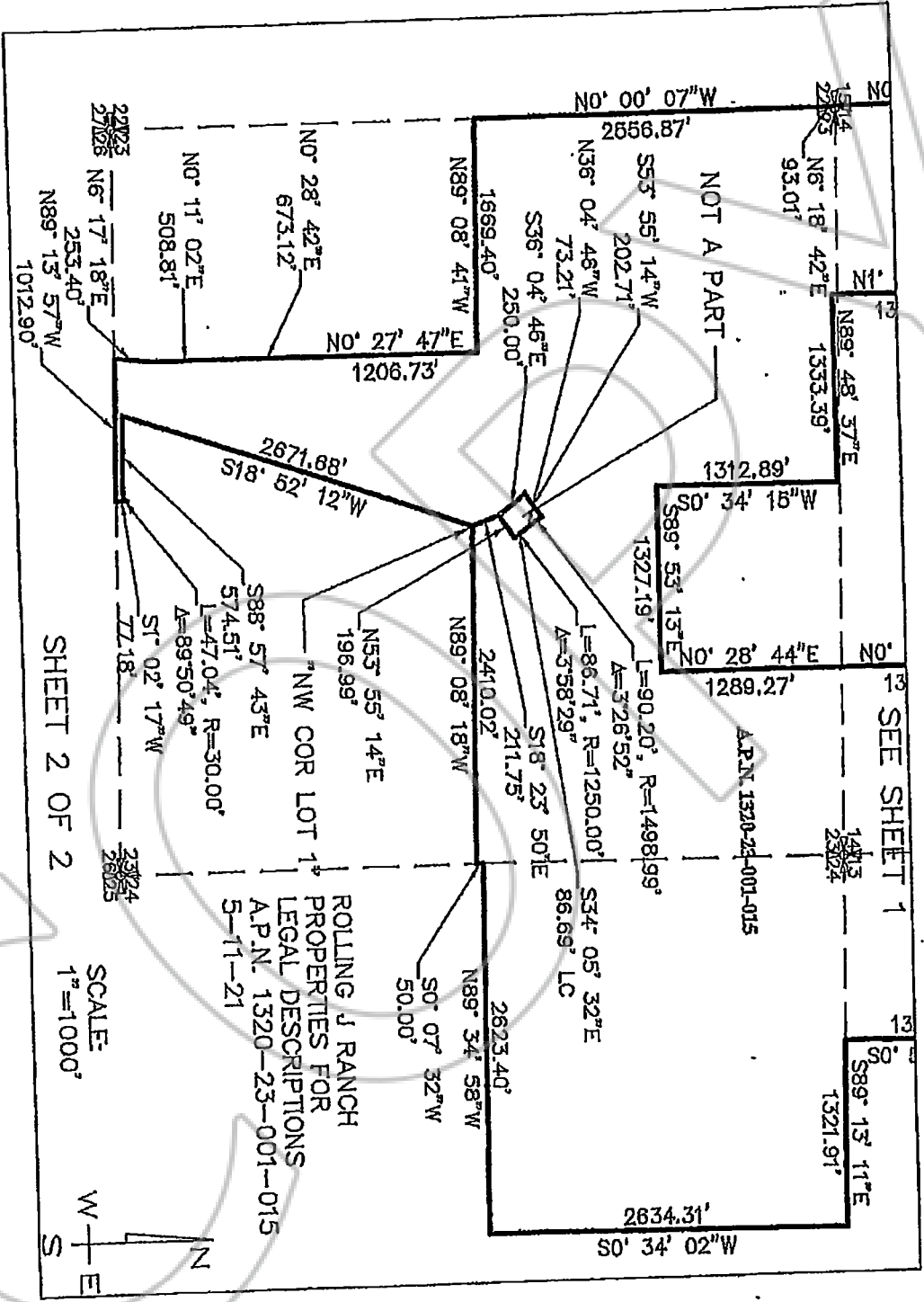
AP.N. 1320-14-002-002
BENTLY



SHEET 1 OF 2

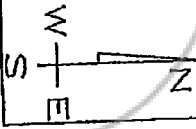
SEE SHEET 2

ROLLING J RANCH
PROPERTIES FOR
LEGAL DESCRIPTIONS
AP.N. 1320-23-001-015
5-11-21



SHEET 2 OF 2

SCALE:
1"=1000'



**LEGAL DESCRIPTION
OF
A, P. N. 1320-26-001-002
FOR
ROLLING J RANCH**

A parcel of land located in Douglas County, Nevada, being a part of the northeast one-quarter of the northwest one-quarter of Section 26, Township 13 North, Range 20 East, Mount Diablo Base and Meridian, being "Parcel 30" of the Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898, Douglas County Records, said parcel being more particularly described as follows:

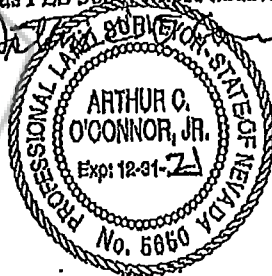
Commencing at the northwest corner of said Section 26:
Thence South $89^{\circ}24'04''$ East 1620.31 feet;
Thence South $00^{\circ}46'46''$ West 30.00 feet;
Thence South $22^{\circ}01'28''$ West 484.02 feet to the True Point of Beginning;
Thence North $89^{\circ}12'42''$ West 335.51 feet;
Thence South $26^{\circ}17'18''$ West 390.00 feet;
Thence South $13^{\circ}51'17''$ East 300.00 feet;
Thence South $10^{\circ}50'58''$ West 164.86 feet;
Thence North $89^{\circ}03'29''$ West 30.40 feet;
Thence North $10^{\circ}50'58''$ East 156.19 feet;
Thence North $17^{\circ}13'12''$ West 684.24 feet to the True Point of Beginning.

The subject parcel contains recorded easements not considered as part of this legal description.

Basis of Bearings for this legal description is Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898, Douglas County Records.

This legal description has been prepared using record information as shown on the Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898.

This legal description was prepared by Arthur C. O'Connor Jr., a Professional Land Surveyor, licensed to practice in Nevada as PLS 5650, whose address is P. O. Box 19640, Reno, Nevada 89511.



22123
27126

S89° 24' 04"E
1620.31'

S0° 46' 46"W
30.00'

A. P. N. 1320-26-001-002
PARCEL 30
BUCKEYE FINAL MAP

ROLLING J RANCH
PROPERTIES FOR
LEGAL DESCRIPTIONS
A.P.N. 1320-26-001-002
5-11-21

SCALE
1"=250'

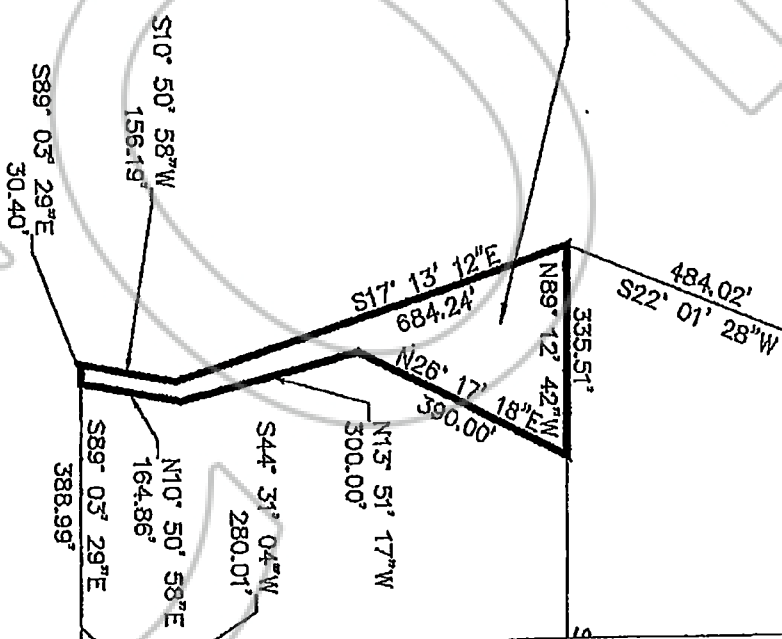


EXHIBIT 7

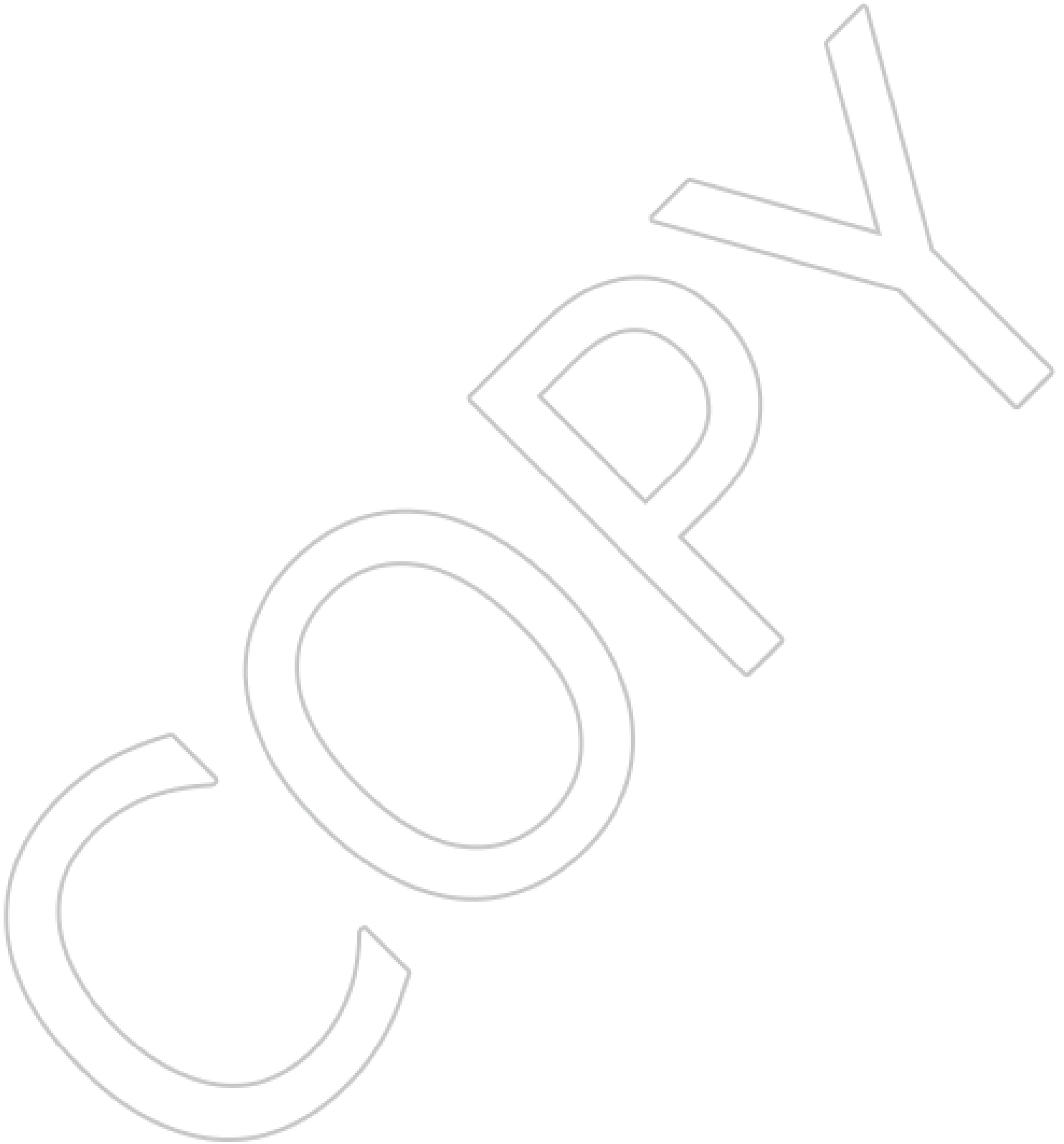


EXHIBIT 7

**LEGAL DESCRIPTION
OF
A. P. N. 1320-26-001-003
FOR
ROLLING J RANCH**

A parcel of land located in Douglas County, Nevada, being a part of the northeast one-quarter of the northwest one-quarter of Section 26, Township 13 North, Range 20 East, Mount Diablo Base and Meridian, being "Parcel 31" of the Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898, Douglas County Records, said parcel being more particularly described as follows:

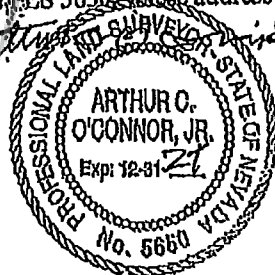
Commencing at the northwest corner of said Section 26:
Thence South 89°24'04" East 1620.31 feet;
Thence South 00°46'46" West 30.00 feet;
Thence South 22°01'28" West 484.02 feet;
Thence North 89°12'42" West 335.51 feet to the True Point of Beginning;
Thence South 26°17'18" West 390.00 feet;
Thence South 13°51'17" East 300.00 feet;
Thence South 10°50'58" West 164.86 feet;
Thence South 89°03'29" East 388.99 feet;
Thence North 44°31'04" East 280.01 feet;
Thence North 83°24'59" East 360.00 feet;
Thence North 00°55'14" East 557.10 feet;
Thence North 89°12'42" West 820.00 feet to the True Point of Beginning.

The subject parcel contains recorded easements not considered as part of this legal description.

Basis of Bearings for this legal description is Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898, Douglas County Records.

This legal description has been prepared using record information as shown on the Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898.

This legal description was prepared by Arthur C. O'Connor Jr., a Professional Land Surveyor, licensed to practice in Nevada as PLS 5650, whose address is P. O. Box 19640, Reno, Nevada 89511.



5-14-21

22123
2/126

S89° 24' 04"E
1620.31'

50° 46' 46"W
30.00'

484.02'
S22° 01' 28"W

335.51'
N89° 12' 42"E

517' 13' 12"E
684.24'

N26° 17' 18"E
390.00'

N13° 51' 17"W
300.00'

S44° 31' 04"W
280.01'

S10° 50' 58"W
156.19'

N10° 50' 58"E
164.86'

S89° 03' 29"E
30.40'

S89° 03' 29"E
388.99'

S89° 03' 29"E
550.01'

S83° 24' 59"W
360.00'

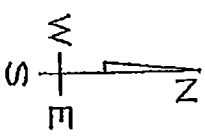
250.01'
S0° 55' 14"W

657.10'
S0° 55' 14"W

820.00'
S89° 12' 42"E

A. P. N. 1320-26-001-003
PARCEL 31
BUCKEYE FINAL MAP

ROLLING J RANCH
PROPERTIES FOR
LEGAL DESCRIPTIONS
A.P.N. 1320-26-001-003
S-11-21



SCALE:
1"=250'

EXHIBIT 8

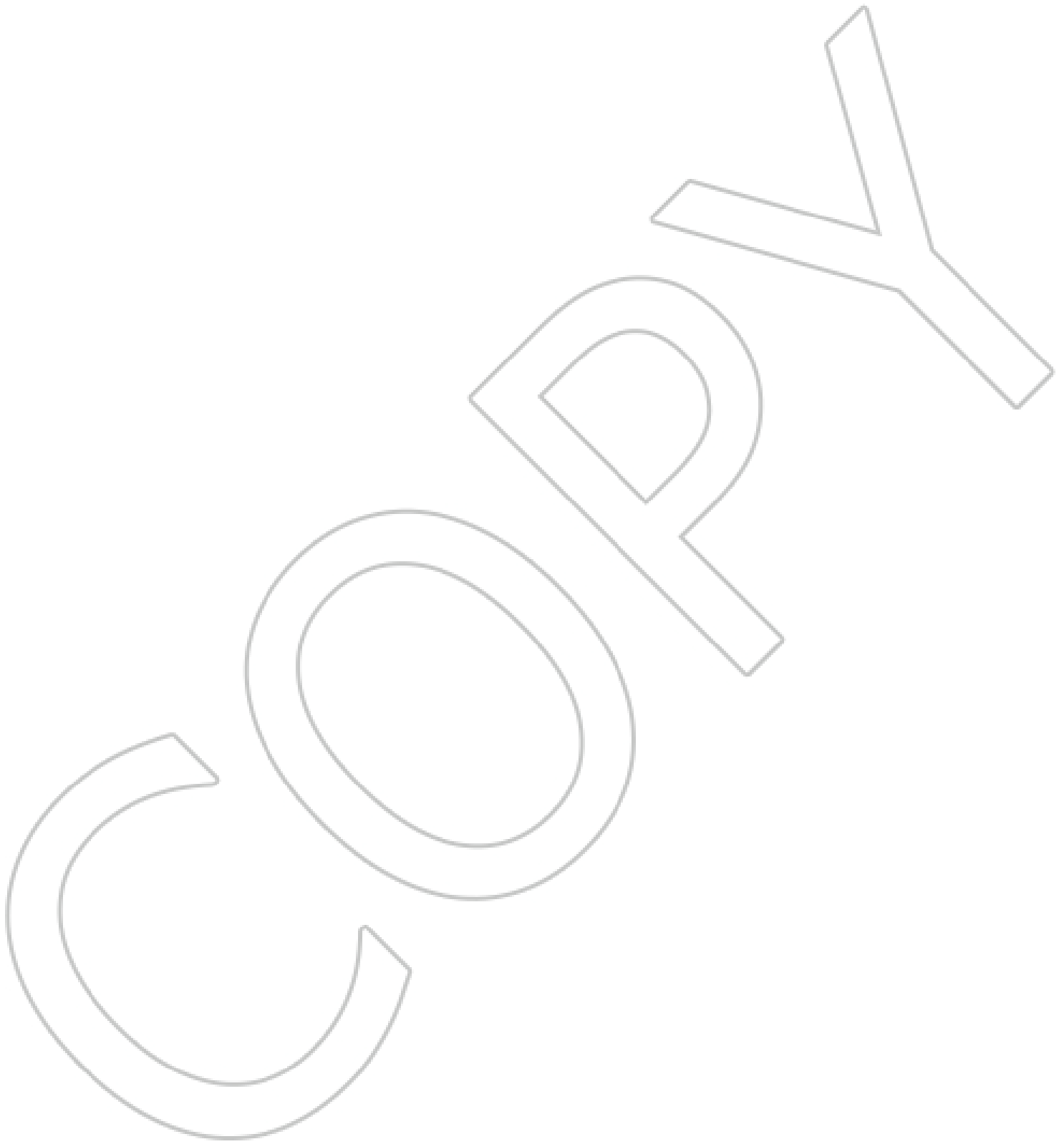


EXHIBIT 8

**LEGAL DESCRIPTION
OF
A. P. N. 1320-26-001-004
FOR
ROLLING J RANCH**

A parcel of land located in Douglas County, Nevada, being a part of the northeast one-quarter of the northwest one-quarter of Section 26, Township 13 North, Range 20 East, Mount Diablo Base and Meridian, being "Parcel 32" of the Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898, Douglas County Records, said parcel being more particularly described as follows:

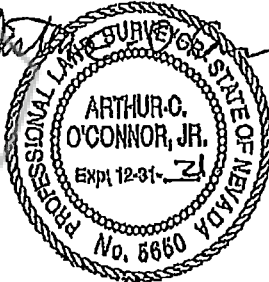
Commencing at the northwest corner of said Section 26:
Thence South 89°24'04" East 1620.31 feet;
Thence South 00°46'46" West 30.00 feet;
Thence South 22°01'28" West 484.02 feet;
Thence South 89°12'42" East 1155.51 feet;
Thence South 00°55'14" West 557.10 feet to the True Point of Beginning;
Thence South 00°55'14" West 250.01 feet;
Thence North 89°03'29" West 550.01 feet;
Thence North 44°31'04" East 280.01 feet;
Thence North 83°24'59" East 360.00 feet to the True Point of Beginning.

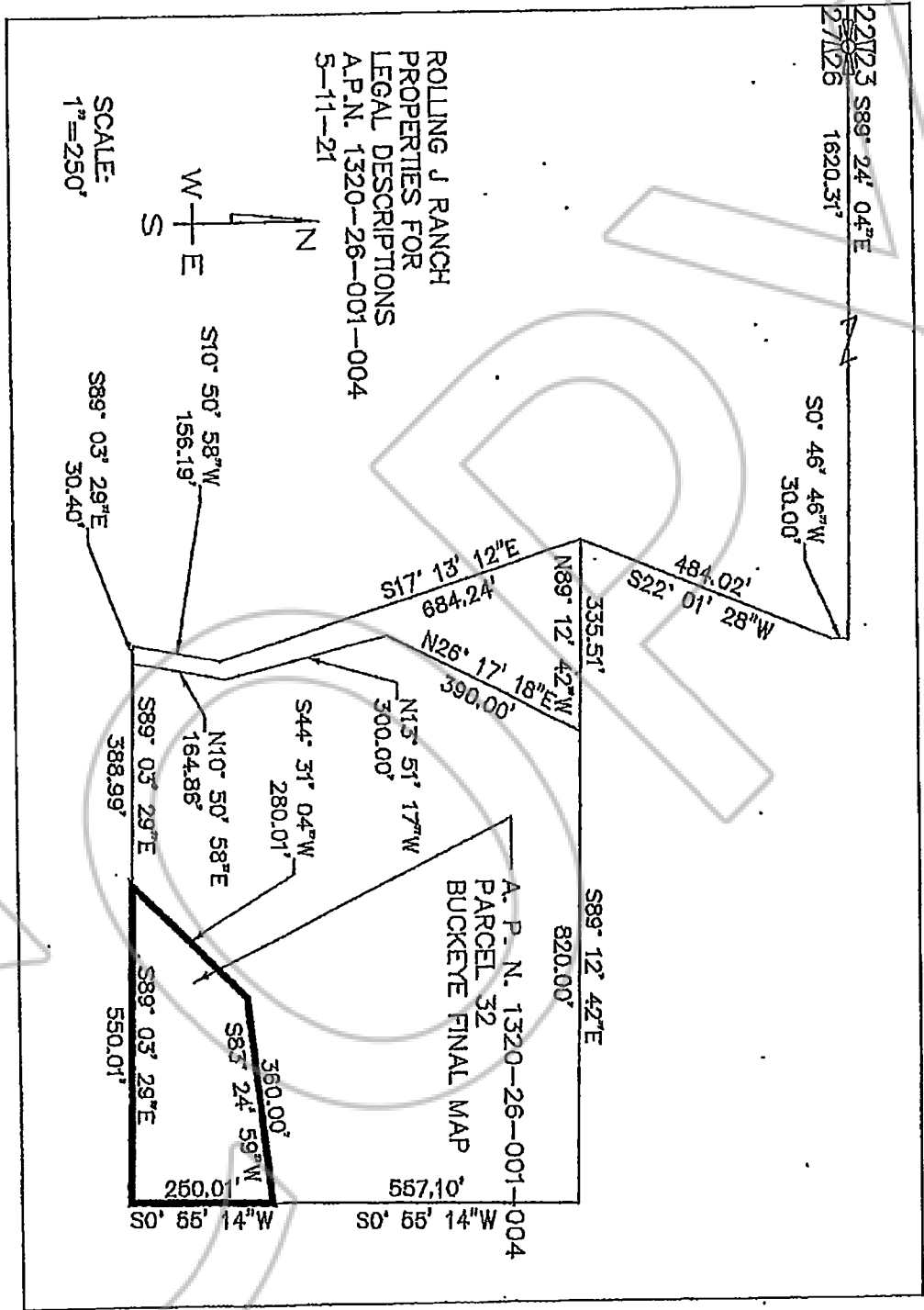
The subject parcel contains recorded easements not considered as part of this legal description.

Basis of Bearings for this legal description is Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898, Douglas County Records.

This legal description has been prepared using record information as shown on the Final Map of Buckeye Creek, recorded 30 June 1989 as Document Number 205898.

This legal description was prepared by Arthur C. O'Connor Jr., a Professional Land Surveyor, licensed to practice in Nevada as PLS 5650, whose address is P. O. Box 19640, Reno, Nevada 89511.





STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-23-001-015
 b) 1320-26-001-002
 c) 1320-26-001-003
 d) 1320-26-001-004

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: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # B 3
 b. Explain Reason for Exemption: Award of property to widow in probate proceedings, per Comb Order, doc. # 974201
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 [Signature] Capacity Attorney for Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Estate of Jeffrey R. Reimer
 Print Name: c/o Co-Executor Ann Rosevar
 Address: 241 Ridge Street, Suite 100
 City: Reno
 State: NV Zip: 89501

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Patricia McGuire c/o
 Print Name: Silverman Kattelman Springsdale
 Address: 560 Demonte Ranch Pkwy #675 ch1
 City: Reno
 State: NV Zip: 89521

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: Silverman Kattelman Escrow # _____
 Address: Springgate, Ch1d 500 Demonte Ranch Pkwy #675
 City: Reno State: NV Zip: 89521