

DOUGLAS COUNTY, NV

2022-982024

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=14

03/03/2022 11:54 AM

LEE KIEFER & PARK LLP

KAREN ELLISON, RECORDER

E05

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only
and avoid printing in the 1" margins of document)

APN# 1220-10-301-002

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

TITLE OF DOCUMENT

(DO NOT Abbreviate)

Deed of Personal Representative

Document Title on cover page must appear EXACTLY as the first page of the document
to be recorded.

RECORDING REQUESTED BY:

Lee Kiefer & Park, LLP

RETURN TO: Name Lee Kiefer & Park, LLP

Address 1140 N. Town Center Drive, Suite 200

City/State/Zip Las Vegas, NV 89144

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name Christine S. Olesen

Address 1043 Dresslerville Road

City/State/Zip Gardnerville, NV 89460

This page provides additional information required by NRS 111.312 Sections 1-2.

To print this document properly, do not use page scaling.

P:\Common\FORMS & NOTICES\Cover Page Template Oct2017

APN: 1220-10-301-002

Recording Requested by:

Lee Kiefer & Park, LLP
1140 N. Town Center Drive, Suite 200
Las Vegas, NV 89144

Mail Tax Statements to:

Christine S. Olesen
1043 Dresslerville Road
Gardnerville, NV 89460

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF PERSONAL REPRESENTATIVE

Grantor:	John A. Olesen, personal representative of the Estate of Margaret E. Olesen
Grantee:	Christine S. Olesen
Conveyance:	<p>Without consideration, the above-named Grantor does hereby grant and convey to the above-named Grantee all of the right, title, and interest of Margaret E. Olesen and of her Estate in and to the real property situated in the County of Douglas, State of Nevada, more particularly described on the attached Exhibit 1. The property is conveyed with each and every tenement, hereditament, and appurtenance thereof, subject to any unpaid taxes and/or assessments and subject to each encumbrance, covenant, restriction, reservation and right-of-way that is visible or of record.</p> <p>This conveyance is made pursuant to the Order Granting Petition for Waiver of Final Accounting and Final Distribution of the Estate (the "Order") granted by the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, made and entered on February 22, 2022, in the matter of the Estate of Margaret E. Olesen, deceased, Case No. 2021-PB-00066. A copy of the Order was filed on March 3, 2022, in the Office of the County Recorder of Douglas County, Nevada, as Instrument No. 2022-981967 and is attached as Exhibit 2.</p>
Property:	The real property commonly known as 1043 Dresslerville Road, Gardnerville, NV 89460, which is more particularly described on the attached Exhibit 1 .

[A separate signature page follows]

The undersigned does hereby execute this Deed.

John A. Olesen
John A. Olesen,
Personal Representative of the
Estate of Margaret E. Olesen

12/07/21
Date

STATE OF TEXAS
COUNTY OF HARRIS

ss.

On 12/07/21, before me, Rodolfo Lopez, personally appeared John A. Olesen, personal representative of the Estate of Margaret E. Olesen, who is personally known to me - OR - who was 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 he/she executed the same.

WITNESS my hand and official seal.

Rodolfo Lopez
NOTARY PUBLIC

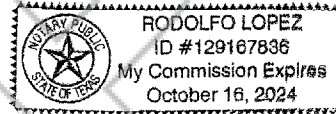


Exhibit 1

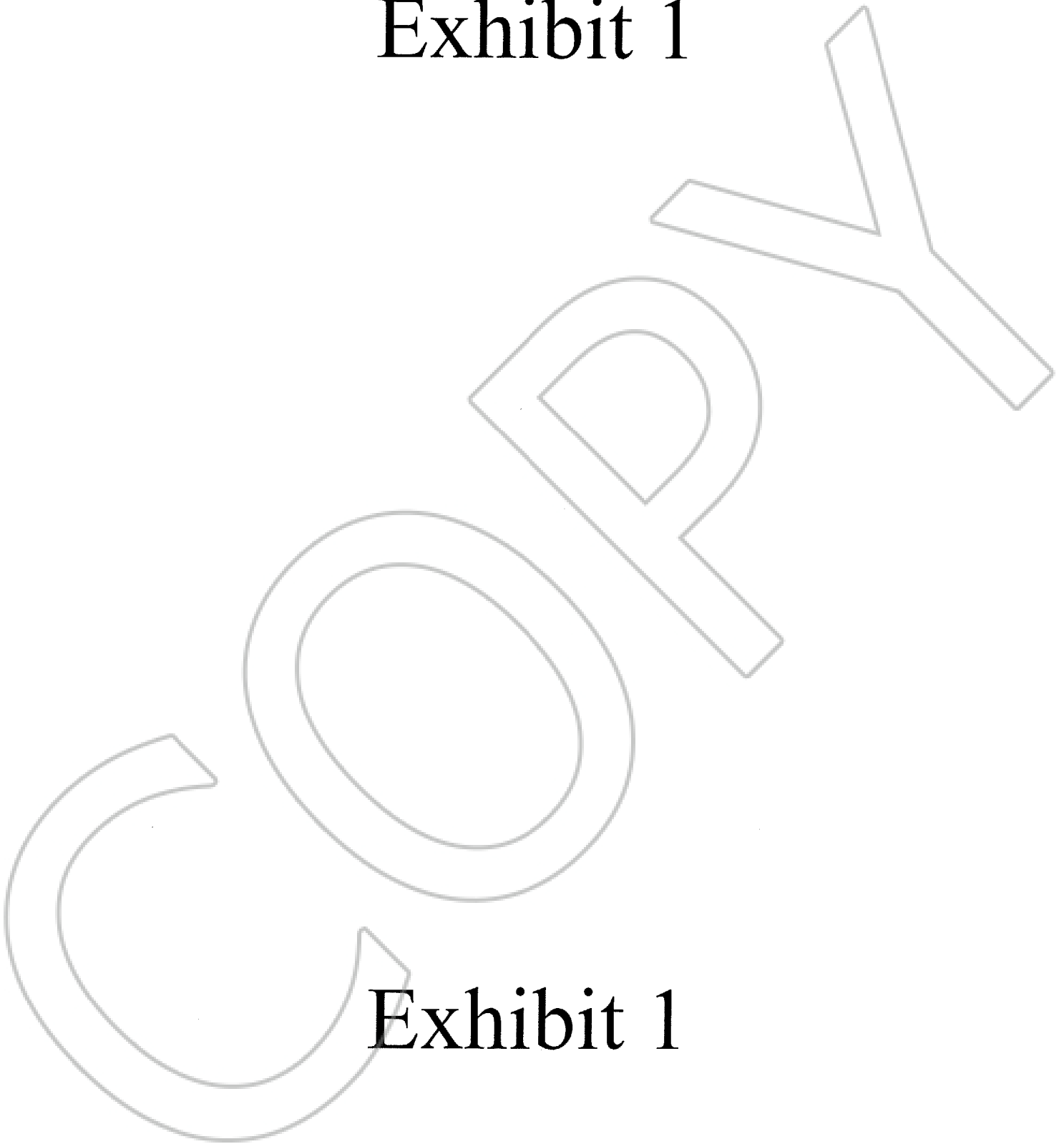


Exhibit 1

DOUGLAS COUNTY, NV

2015-866420

Rec:\$18.00

\$18.00

Pgs=5

07/17/2015 08:10 AM

LENDER RECORDING SERVICES

KAREN ELLISON, RECORDER

Recordation Requested By:
State Farm Bank, F.S.B.
One State Farm Plaza
Bloomington, IL 61710

~~When Recorded Mail To:~~
State Farm Bank, F.S.B.
PO Box 5961
Madison WI, 57305-0961

Return to: Dawn Tetlak/AEG
5455 Detroit Rd, STE B
Sheffield Village, OH 44054
440-716-1820

Send Tax Notices To:
Margaret Olesen
1043 Dresslerville Rd
Gardnerville, NV 89460

Recorder's Use Only

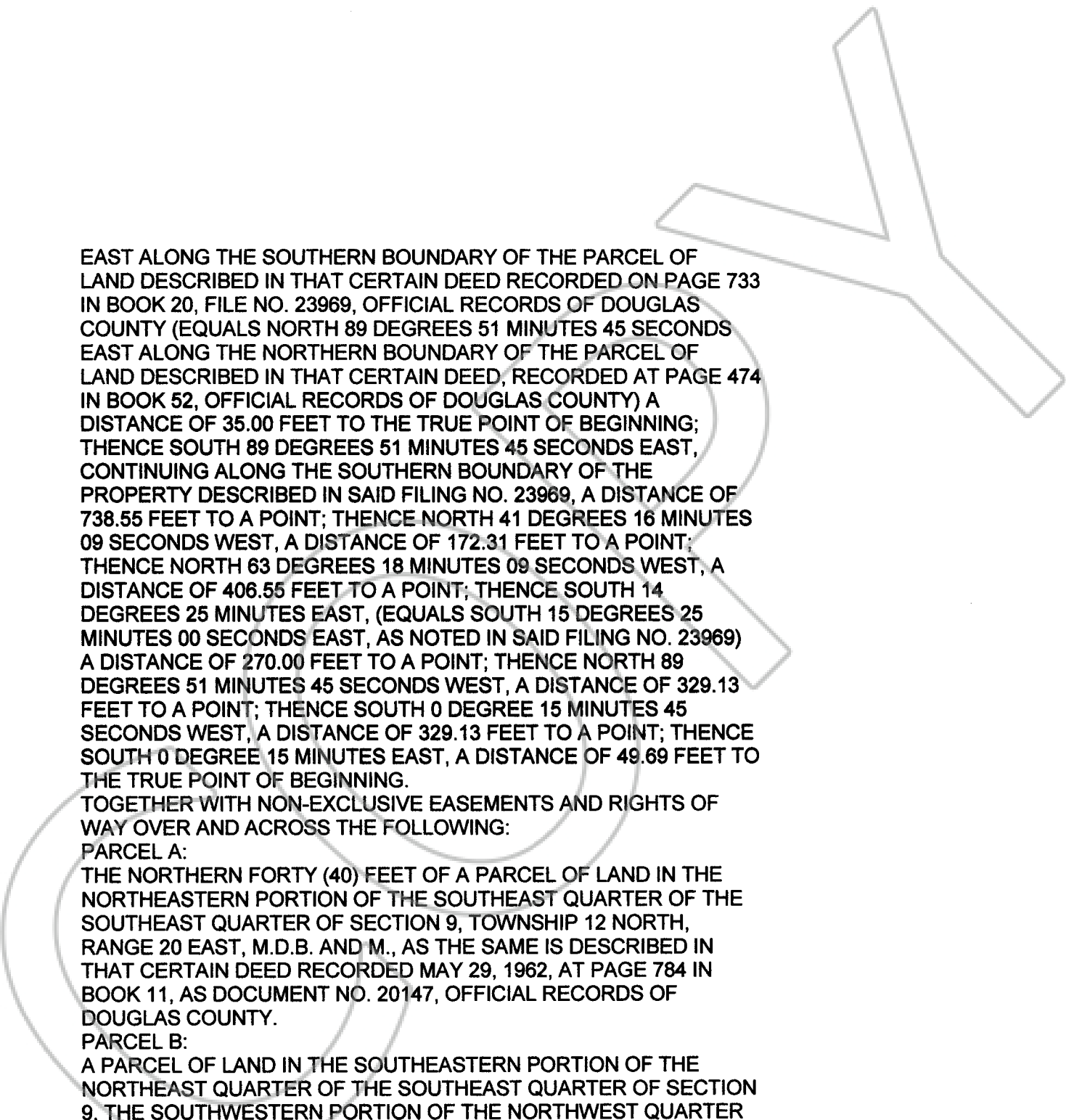
Document Prepared By: Nicole Baldwin
Nicole Baldwin
State Farm Bank
111 Corporate Office Dr. Ste 300
St. Louis, MO 63045

AFFIDAVIT AS TO TENANCY BY ENTIRETIES

1832768-04
State of Nevada
County of Douglas

On this 8th day of May, 2015, before me personally
appeared Margaret Olesen personally known by me who being duly sworn on oath did say that Affiant is
the owner of the following property:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN
THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10,
TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. AND M., IN THE
COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS
FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 10;
THENCE NORTH 0 DEGREE 15 MINUTES WEST ALONG THE
WESTERN LINE OF SAID SECTION 10 A DISTANCE OF 1315.24 FEET
TO A POINT; THENCE SOUTH 89 DEGREES 51 MINUTES 45 SECONDS



EAST ALONG THE SOUTHERN BOUNDARY OF THE PARCEL OF LAND DESCRIBED IN THAT CERTAIN DEED RECORDED ON PAGE 733 IN BOOK 20, FILE NO. 23969, OFFICIAL RECORDS OF DOUGLAS COUNTY (EQUALS NORTH 89 DEGREES 51 MINUTES 45 SECONDS EAST ALONG THE NORTHERN BOUNDARY OF THE PARCEL OF LAND DESCRIBED IN THAT CERTAIN DEED, RECORDED AT PAGE 474 IN BOOK 52, OFFICIAL RECORDS OF DOUGLAS COUNTY) A DISTANCE OF 35.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 51 MINUTES 45 SECONDS EAST, CONTINUING ALONG THE SOUTHERN BOUNDARY OF THE PROPERTY DESCRIBED IN SAID FILING NO. 23969, A DISTANCE OF 738.55 FEET TO A POINT; THENCE NORTH 41 DEGREES 16 MINUTES 09 SECONDS WEST, A DISTANCE OF 172.31 FEET TO A POINT; THENCE NORTH 63 DEGREES 18 MINUTES 09 SECONDS WEST, A DISTANCE OF 406.55 FEET TO A POINT; THENCE SOUTH 14 DEGREES 25 MINUTES EAST, (EQUALS SOUTH 15 DEGREES 25 MINUTES 00 SECONDS EAST, AS NOTED IN SAID FILING NO. 23969) A DISTANCE OF 270.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 51 MINUTES 45 SECONDS WEST, A DISTANCE OF 329.13 FEET TO A POINT; THENCE SOUTH 0 DEGREE 15 MINUTES 45 SECONDS WEST, A DISTANCE OF 329.13 FEET TO A POINT; THENCE SOUTH 0 DEGREE 15 MINUTES EAST, A DISTANCE OF 49.69 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS AND RIGHTS OF WAY OVER AND ACROSS THE FOLLOWING:

PARCEL A:

THE NORTHERN FORTY (40) FEET OF A PARCEL OF LAND IN THE NORTHEASTERN PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. AND M., AS THE SAME IS DESCRIBED IN THAT CERTAIN DEED RECORDED MAY 29, 1962, AT PAGE 784 IN BOOK 11, AS DOCUMENT NO. 20147, OFFICIAL RECORDS OF DOUGLAS COUNTY.

PARCEL B:

A PARCEL OF LAND IN THE SOUTHEASTERN PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, THE SOUTHWESTERN PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, ALL IN TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. AND M., DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 9,

10, 15 AND 16, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. AND M.; THENCE NORTH 0 DEGREES 15 MINUTES WEST, A DISTANCE OF 1315.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 15 MINUTES WEST A DISTANCE OF 5.56 FEET TO A POINT; THENCE WESTERLY A DISTANCE OF 16 FEET TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN THAT CERTAIN DEED RECORDED AT PAGE 495 IN BOOK D-1, RECORDS OF DOUGLAS COUNTY; THENCE NORTHERLY ALONG THE WESTERN BOUNDARY OF SAID PARCEL A DISTANCE OF 44.23 FEET TO A POINT; THENCE SOUTH 89 DEGREES 51 MINUTES 45 SECONDS EAST, A DISTANCE OF 50.99 FEET TO A POINT; THENCE SOUTH 0 DEGREE 15 MINUTES EAST, A DISTANCE OF 49.69 FEET TO A POINT; THENCE NORTH 89 DEGREES 51 MINUTES 45 SECONDS WEST, A DISTANCE OF 35.00 FEET TO THE TRUE POINT OF BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED TO ANKER OLESEN AND MARGARET E. OLESEN, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, DATED 07/26/1989 AND RECORDED ON 08/23/1989 IN BOOK 889, PAGE 3331, IN THE DOUGLAS COUNTY RECORDERS OFFICE.

And that said property was formerly owned as tenants by the entirety by Anker Olesen and Margaret E Olesen.

That said Anker Olesen died on the 5th day of September in the year 2011.

That said parties Anker Olesen and Margaret E Olesen were never divorced.

That the estate of deceased together with that owned by them jointly was less than \$5,000,000.00 and hence was not subject to Federal Estate Tax.



Margaret E Olesen

Exhibit 2

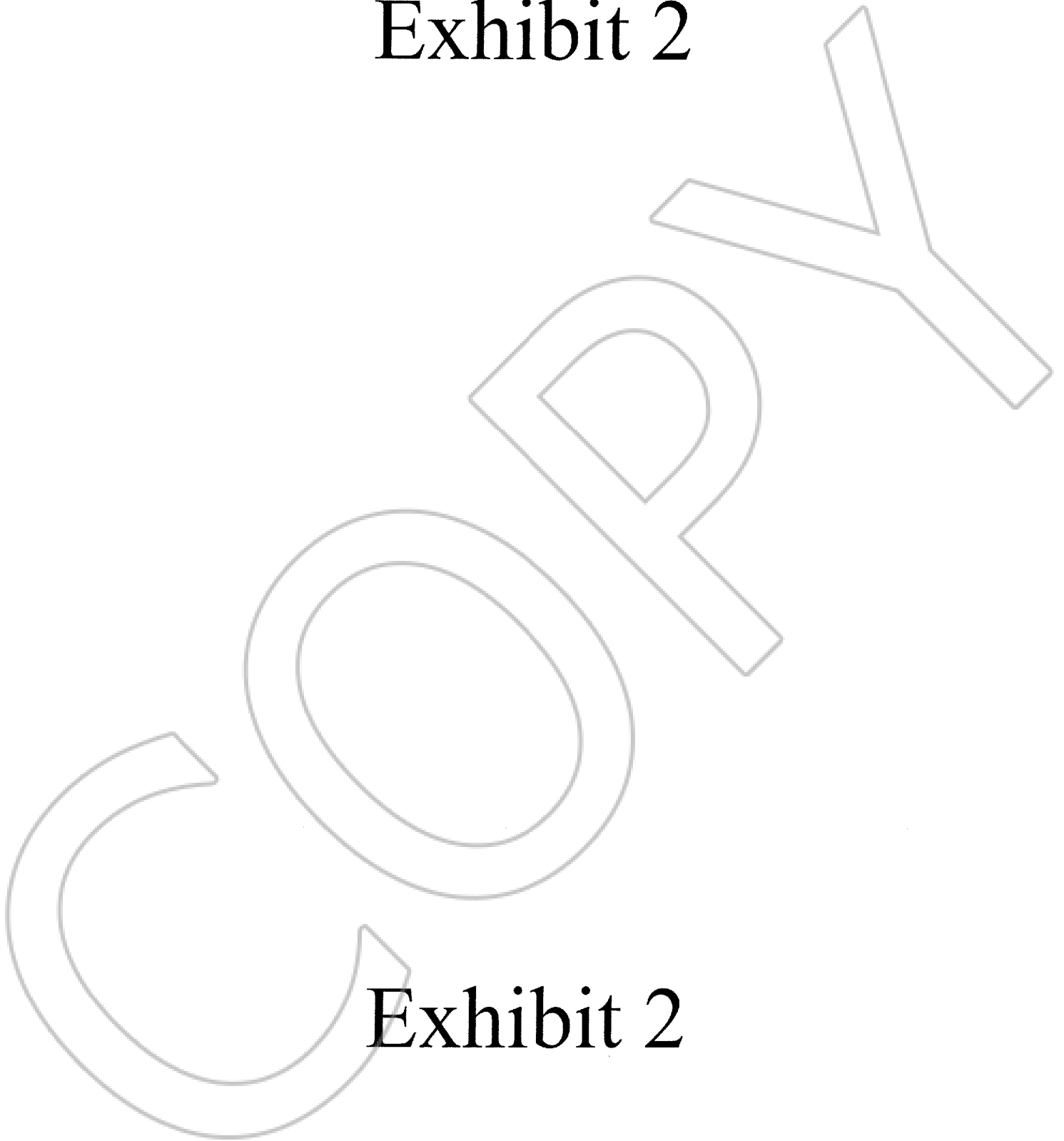


Exhibit 2

DOUGLAS COUNTY, NV

2022-981967

Rec:\$40.00

\$40.00

Pgs=6

03/02/2022 12:33 PM

LEE KIEFER & PARK LLP

KAREN ELLISON, RECORDER

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only
and avoid printing in the 1" margins of document)

APN# 1220-10-301-002

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

TITLE OF DOCUMENT

(DO NOT Abbreviate)

Order Granting Petition for Waiver of Final Accounting
and Final Distribution of the Estate

Document Title on cover page must appear EXACTLY as the first page of the document
to be recorded.

RECORDING REQUESTED BY:

Lee Kiefer & Park, LLP

RETURN TO: Name Lee Kiefer & Park, LLP

Address 1140 N. Town Center Drive, Suite 200

City/State/Zip Las Vegas, NV 89144

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name Christine S. Olesen

Address 1043 Dresslerville Road

City/State/Zip Gardnerville, NV 89460

This page provides additional information required by NRS 111.312 Sections 1-2.

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FEB 22 2022

2022 FEB 22 PM 2:30

Douglas County
District Court Clerk

EDDIE R. WILLIAMS
CLERK
BY *[Signature]* DEPUTY

1 **ORDR**
KENNEDY E. LEE (State Bar No. 12429)
2 SUZANNE R. FITTS (State Bar No. 11377)
LEE KIEFER & PARK, LLP
3 1140 N. Town Center Dr., Suite 200
Las Vegas, NV 89144
4 Telephone: (702) 333-1711
Email: probate@lkipfirm.com
5 *Attorneys for Personal Representative*

6
7 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF DOUGLAS**

8 In the Matter of the Estate

9 of

10 **Margaret E. Olesen,**

Case No. 2021-PB-00066
Department I

11 Deceased.

12 **ORDER GRANTING PETITION FOR WAIVER OF FINAL ACCOUNTING AND FINAL DISTRIBUTION OF
13 THE ESTATE**

14 Date of hearing: February 8, 2022
Time of hearing: 1:30 p.m.

15 The petition of John A. Olesen (the "Personal Representative"), as personal representative of
16 the Estate of Margaret E. Olesen (the "Estate"), entitled Petition for Waiver of Final Accounting and
17 Final Distribution of the Estate, has been heard and considered at a regular hearing. After considering
18 the petition, the law, and the evidence,

19 **I. FINDINGS OF FACT**

20 **THE COURT FINDS THAT:**

- 21 1. Notice of the hearing on the Petition was given as required by law.
22 2. Letters of Administration were issued to the Personal Representative on August 16,
23 2021.
24 3. John A. Olesen and Christine S. Olesen, the beneficiaries of the Estate, have waived
25 the requirement of an inventory in this matter pursuant to NRS 144.010. The Waivers of
26 Inventory have been filed in this matter.
27
28

LEE KIEFER & PARK
— TRUST AND ESTATE ATTORNEYS —

1 4. John A. Olesen and Christine S. Olesen, the beneficiaries of the Estate, have waived
2 the requirement of a final accounting pursuant to NRS 150.075. The Waivers of Accounting have been
3 filed in this matter.

4 5. The Notice to Creditors was first published on September 4, 2021, and the 90-day
5 creditor period expired on December 3, 2021. No creditor claims have been filed in this matter.

6 6. The current assets of the Estate are listed on **Exhibit 1**.

7 7. The Personal Representative is entitled to reasonable compensation for his services as
8 personal representative of the Estate pursuant to NRS 150.020. The Personal Representative has
9 waived the fees to which he is entitled.

10 8. Lee Kiefer & Park, LLP ("LKP"), has rendered legal services to the Estate and is
11 entitled to reasonable compensation. LKP will be paid with funds from outside of the Estate.

12 9. The Estate is in a condition to be closed and it is appropriate to distribute the assets of
13 the Estate pursuant to the Decedent's will (the "Will"). A copy of the Will has been filed in this matter.
14 The Will directs that the Decedent's real property located at 1043 Dresslerville Road, Gardnerville,
15 NV 89460, APN 1220-10-301-002 (the "Property"), be distributed entirely to Christine S. Olesen. The
16 Property is the only asset of the Estate subject to probate. Accordingly, the residue of the Estate should
17 be distributed to Christine S. Olesen.

18 10. In the event there are any unpaid taxes due any governmental agency, such taxes then
19 due and owing of Margaret E. Olesen should be borne by Christine S. Olesen. The Estate, the Personal
20 Representative, and LKP should be held harmless from any and all liability associated with such taxes.

21 **II. ORDER**


22 **IT IS THEREFORE ORDERED THAT:**

- 23 A. The requirement of an inventory is waived in accordance with NRS 144.010.
24 B. The requirement of a final accounting is waived in accordance with NRS 150.075.
25 C. The Personal Representative is authorized and directed to distribute the real property
26 located at 1043 Dresslerville Road, Gardnerville, NV 89460, APN 1220-10-301-002 to Christine S.
27 Olesen.

28

1 D. Any unpaid taxes of Margaret E. Olesen due any governmental agency shall be borne
2 by Christine S. Olesen. The Estate, the Personal Representative, and LKP shall be held harmless from
3 any and all liability associated with such taxes.


4 E. Upon filing the appropriate receipts, the Personal Representative shall be discharged
5 from further responsibility and liability, and the Estate shall be closed.

6
7
8
9 
District Court Judge

February 22, 2022
Date

10
11 Respectfully submitted by:

12 LEE KIEFER & PARK, LLP

13
14 
15 Kennedy E. Lee
16 State Bar No. 12429



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Exhibit 1

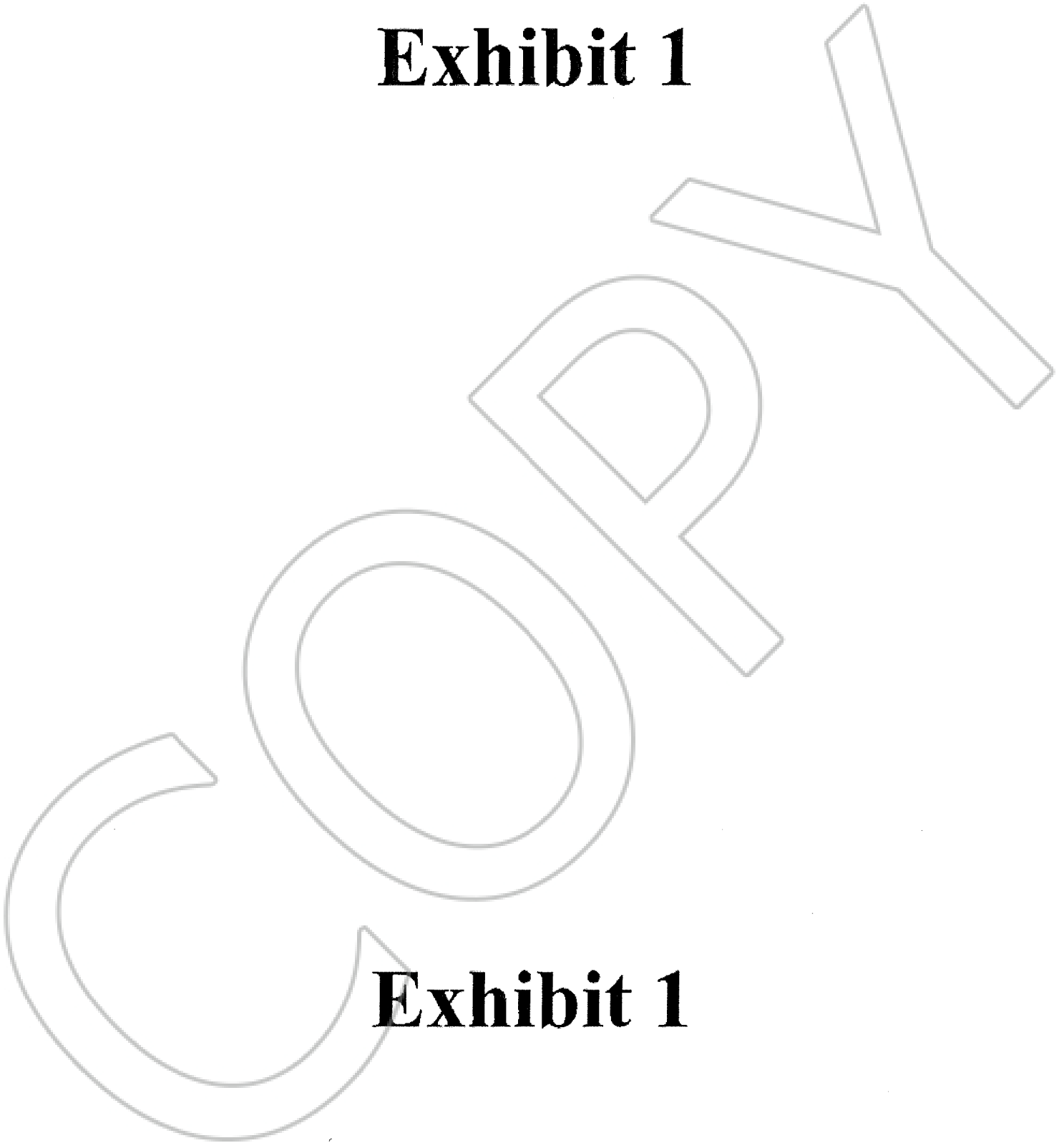


Exhibit 1

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ESTATE ASSETS

Description

Account Number

Real Property:
1043 Dresslerville Road
Gardnerville, NV 89460

APN: 1220-10-301-002



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a. 1220-10-301-002
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
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 0.00
b. Deed in Lieu of Foreclosure Only (value of property (_____))
c. Transfer Tax Value: \$ 0.00
d. 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: Transfer between parent and child.

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
Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Margaret E. Olesen
Address: 1043 Dresslerville Rd.
City: Gardnerville
State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Christine S. Olesen
Address: 1043 Dresslerville Rd.
City: Gardnerville
State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Suzanne R. Fitts
Address: 1140 N. Town Center Dr., #200
City: Las Vegas

Escrow # _____
State: NV Zip: 89144