



KAREN ELLISON, RECORDER

E07

APN: I420-28-211-08

(The undersigned hereby affirms that this document does not contain personal information as required by NRS 440.380(1)(a) & NRS 40.525(5))

When Recorded Mail to:

Stanley H. Brown, Jr., Esq.
STANLEY H. BROWN, JR., CHARTERED
127 E. Liberty Street
Reno, NV 89501

Send Tax Statements to:

Deborah Jo Joyner
2721 Caron Court
San Jose, Ca 95121

Grantee's Address: 2721 Caron Court
San Jose, CA 95121

PERSONAL REPRESENTATIVE'S DEED

This Personal Representative's Deed is made and executed this 2 day of April, 2022, by and between Deborah Jo Joyner, Personal Representative of the estate of Ruth L. Strand, deceased, Party of the First Part, and Deborah Jo Joyner, Successor Trustee of the "Strand Family Trust" dated May 18, 2002, Party of the Second Part.

W I T N E S S E T H:

WHEREAS, Deborah Jo Joyner is the duly qualified and acting Personal Representative of the estate of Ruth L. Strand, deceased, which said matter is now pending in the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, styled, "In the Matter of the Estate of Ruth L. Strand, deceased," Case No. 2021 PB 00166, and,

WHEREAS, on March 24, 2022, the Court entered its "Order Converting Estate to a Set Aside Without Administration in Accordance with NRS 146.070(1)(6)." Said order directed Deborah Jo Joyner, Personal

Joyner, in her capacity as Personal Representative of the Estate of Ruth L. Strand, deceased, known to me to be the person described herein and who executed the foregoing instrument, who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

Notary Public

COOPER

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Santa Clara

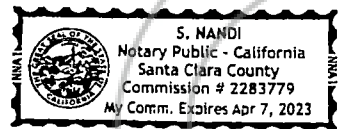
On April 02, 2022 before me, S. Nandi, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Deborah Jo Joyner
Name(s) of Signer(s)

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 S. Nandi
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Personal Representative's Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

EXHIBIT INDEX

<u>NO.</u>	<u>DESCRIPTION</u>	<u># OF PAGES</u>
1	"Order Converting Estate to a Set Aside Without Administration in Accordance with NRS 146.070(1)(b), as Amended	5

COPY

EXHIBIT "1"

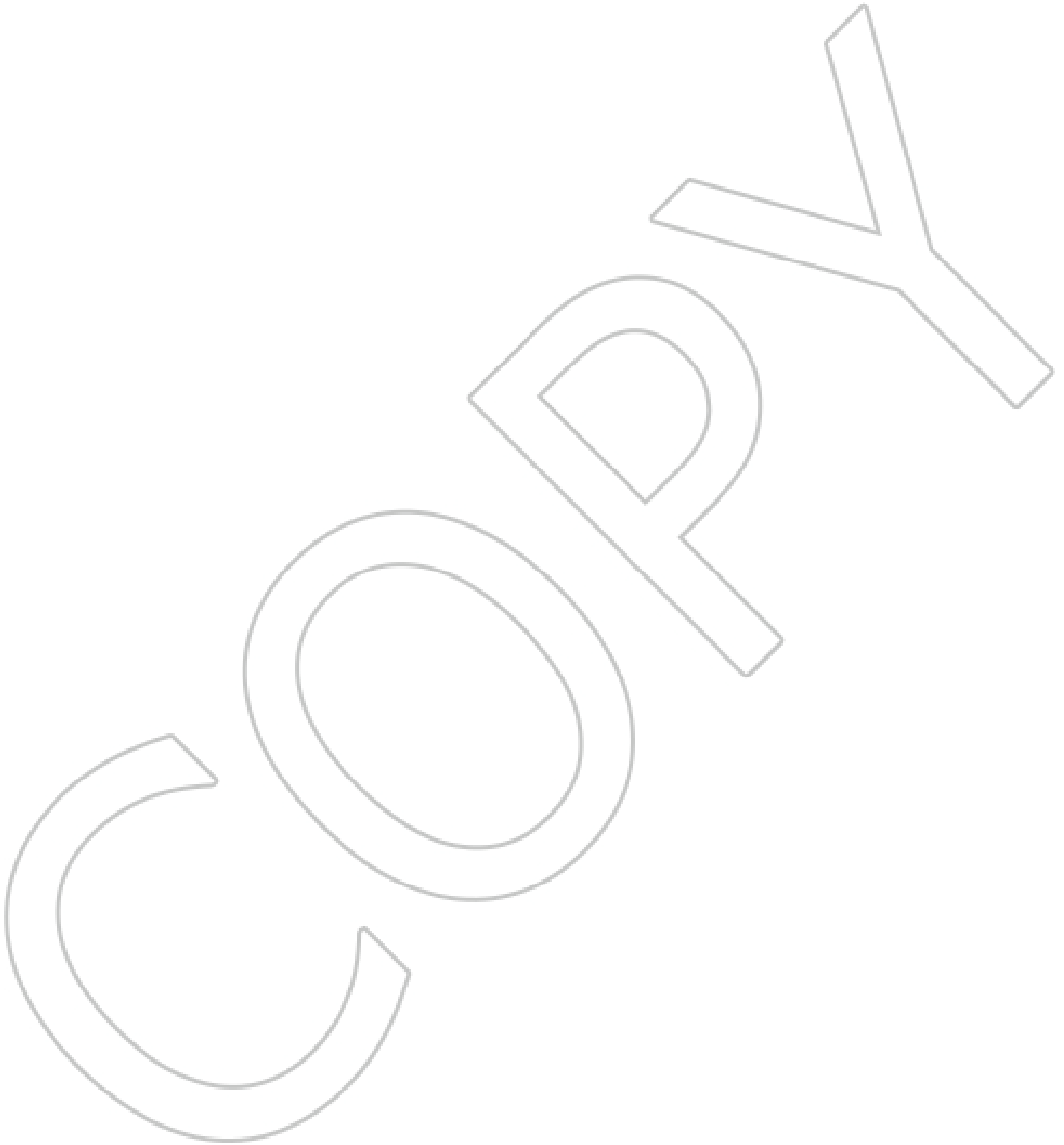


EXHIBIT "1"

RECEIVED

FILED

2705

MAR 22 2022

2022 MAR 24 PM 1:46

Douglas County
District Court Clerk

BOBBIE R. WILLIAMS
CLERK

PAUL CARNEY PUTY

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

* * * * *

IN THE MATTER OF THE ESTATE

of

CASE NO. 2021 PB 00166

RUTH L. STRAND,

DEPT. NO. I

deceased.

ORDER CONVERTING ESTATE TO A SET ASIDE WITHOUT ADMINISTRATION
IN ACCORDANCE WITH NRS 146.070(1)(b), AS AMENDED

Deborah Jo Joyner, personal representative of the estate
of Ruth L. Strand, deceased, having filed herein her
"Verified Petition Converting 'Petition for Probate of Will
and for Issuance of Letters Testamentary' to a 'Petition to
Set Aside Estate Without Administration in Accordance with
NRS 146.070(1)(B) amended AB 318 §27 (2021)'" and the Court
having reviewed and considered the same does hereby make the
following findings:

The Court finds that the sole heir of this estate,
Deborah Jo Joyner, has waived the necessity of having a
noticed hearing regarding this matter.

1 The Court further finds that it is in the estate's best
2 interest that the "Petition for Probate of Will and for
3 Issuance of Letters Testamentary" be converted to a "Petition
4 to Set Aside Estate Without Administration in Accordance with
5 NRS 146.070(1)(b), as amended.
6

7 The Court further finds that the decedent died on the
8 31st day of October, 2021, a resident of, and owning real
9 property in the City of Minden, County of Douglas, State of
10 Nevada.
11

12 The Court further finds that the "Strand Family Trust"
13 dated May 18, 2002, is a revocable trust within the meaning
14 of NRS 146.070(1)(b), as amended.
15

16 The Court further finds that pursuant to NRS
17 146.070(1)(b), as amended, there are no statutorily imposed
18 jurisdictional limits to that which may be set aside to a
19 revocable trust.
20

21 The Court further finds that all of the known creditors
22 of the decedent have been paid in full with the exception of
23 a reverse mortgage encumbering the residential real property
24 situated at 1270 La Sierra Court, Minden, Nevada, APN: I420-
25 28-211-08 and more particularly described below, in favor of
26 Novad Management Consulting in the approximate sum of
27 \$361,805.02:
28

1 "Lot 32, in Block B, as set forth on the map
2 of SARATOGA SPRINGS ESTATES UNIT NO. 4, filed
3 for record in the Office of the Douglas County
4 Recorder on May 19, 2000, in Book 0500, Page
5 4445, as Document No. 492337, Official
6 Records."

7 The Court further finds that any unpaid obligations owed
8 to creditors by the estate shall be the responsibility of the
9 "Strand Family Trust" dated May 18, 2002.

10 The Court further finds that Deborah Jo Joyner,
11 Successor Trustee of the "Strand Family Trust" dated May 18,
12 2002, shall coordinate the filing of any/all tax returns and,
13 to the extent that assets are received, pay any tax
14 obligation due and owing.

15 The Court further finds that Deborah Jo Joyner,
16 Successor Trustee of the "Strand Family Trust" dated May 18,
17 2002, has agreed to accept the distribution of the
18 residential real property situated at 1270 La Sierra court,
19 Minden, Nevada, APN: 1420-28-211-08, in-kind, subject to a
20 reverse mortgage in favor of Novad Management Consulting in
21 the approximate sum of \$361,805.02.

22 The Court further finds that the proposed distribution
23 of the residential real property located at 1270 La Sierra
24 Court, Minden, Nevada, to Deborah Jo Joyner, Successor
25 Trustee of the "Strand Family Trust" dated May 18, 2002, is
26 just and proper and should be made.
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NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. That the "Petition for Probate of Will and for Issuance of Letters Testamentary" is converted to a "Petition to Set Aside Estate Without Administration in Accordance with NRS 146.070(1)(b), as amended;

2. That any unpaid obligations owed to creditors by the estate shall be the responsibility of the "Strand Family Trust" dated May 18, 2002.

3. That any and all tax returns shall be prepared by Deborah Jo Joyner, Successor Trustee of the "Strand Family Trust" dated May 18, 2002, and any tax obligation due and owing shall be paid by the "Strand Family Trust" dated May 18, 2002.

4. The residential real property situated at 1270 La Sierra court, Minden, Nevada, APN: I420-28-211-08 and more particularly described below, shall be distributed to Deborah Jo Joyner, Successor Trustee of the "Strand Family Trust" dated May 18, 2002, subject to a reverse mortgage in favor of Novad Management Consulting in the approximate sum of \$361,805.02:

"Lot 32, in Block B, as set forth on the map of SARATOGA SPRINGS ESTATES UNIT NO. 4, filed for record in the Office of the Douglas County Recorder on May 19, 2000, in Book 0500, Page 4445, as Document No. 492337, Official Records."

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-28-211-08
 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: <u>Trust OK - J</u>	

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

5. Partial Interest: Percentage being transferred: 100.00 %

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)

Print Name: Deborah Jo Joyner, Personal Rep.
 Address: 2721 Carson Court
 City: San Jose
 State: CA Zip: 95121

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Deborah Jo Joyner, Successor Trustee
 Address: 2721 Carson Court
 City: San Jose
 State: CA Zip: 95121

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Stanley H. Brown, Jr., Esq. Escrow # _____
 Address: 127 E. Liberty Street
 City: Reno State: NV Zip: 89501

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)