

Minden Lawyers, LLC
Post Office Box 2860
Minden, NV 89423

DOUGLAS COUNTY, NV **2022-984599**
Rec:\$40.00
Total:\$40.00 **05/05/2022 02:49 PM**
MINDEN LAWYERS Pgs=4



KAREN ELLISON, RECORDER E03

FOR RECORDER'S USE ONLY

ORDER TRANSFERRING REAL PROPERTY

TITLE OF DOCUMENT

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (NRS 239B.030)

____ I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law. State specific law: _____

Signature

Charles S. Zumpft, Esq.
Print Name & Title

WHEN RECORDED MAIL TO:

Minden Lawyers, LLC
Post Office Box 2860
Minden, NV 89423

RECEIVED

FILED

1 Case No. 2020-PB-00001

APR 29 2022

2022 APR 29 AM 11:21

2 Dept. II

Douglas County
District Court Clerk

DODDIE N. WILLIAMS
CLERK

BY *[Signature]*
COURT CLERK

3
4
5 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
6 IN AND FOR THE COUNTY OF DOUGLAS

7
8 In the Matter of the Estate of:

9
10 MARCIA JEAN HAMILTON,
11 Deceased.

ORDER TRANSFERRING REAL
PROPERTY

12
13 THIS MATTER came before this Court on Petitioners' *Request for Order Transferring*
14 *Real Property* ("Request"), for the Estate of Decedent Marcia Jean Hamilton ("Decedent").

15 The court entered its Order Approving Waiver of Final Accounting; Petition for Approval
16 and Payment for Attorneys' Fees and Costs and Final Distribution on April 4, 2022. Pursuant to
17 said order, final distribution shall be made of the balance of the residuary estate, as set forth in said
18 Petition, including the transfer of real property. Therefore,

19 THE COURT HEREBY FINDS, ORDERS ADJUDGES AND DECREES:

20 1. That Phoebe Hamilton was appointed as Co-Administrator, with authority to act
21 independently, of the Estate of Marcia Hamilton and Letters of Administration were issued on
22 February 3, 2020.

23 2. That the real property located at 1364 Patricia Drive, Gardnerville, Nevada 89460,
24 bearing APN 1220-21-810-233, as more specifically set forth below, is confirmed to Phoebe
25 Hamilton, a single woman.

26
27 Lot 418 of GARDNERVILLE RANCHOS UNIT NO. 7, according to the official
28 map thereof, filed in the office of the County Recorder of Douglas County,
Nevada, on March 27, 1974, in Book 374, Page 676, as File No. 72456.

MINDEN LAWYERS, LLC
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MINDEN, NEVADA 89423

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Together with all and singular tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining, and any reversions, reminders, rents, issues or profits thereof.

Dated this 29th day of April 2022.


DISTRICT COURT JUDGE

Submitted by:

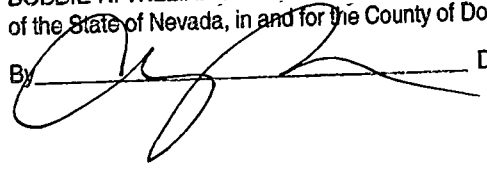
MINDEN LAWYERS, LLC
CHARLES S. ZUMPFT, ESQ
Bar No. 4804
P.O. Box 2860
Minden, Nevada 89423
Telephone: 775-782-7171
Attorney for Petitioner

MINDEN LAWYERS, LLC
POST OFFICE BOX 2860
MINDEN, NEVADA 89423

COPIES

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

2 DATE 5/3/2022
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By  Deputy

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-21-810-233
 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: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: 3
per court order mother to Daughter

5. Partial Interest: Percentage being transferred: _____ %

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: legal assistant

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Marcia Hamilton
 Address: 1304 Patricia Dr
 City: Benderville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Phoebe Hamilton
 Address: 1304 Patricia Dr
 City: Benderville NV
 State: _____ Zip: 89460

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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