

APN: 1220-21-710-246

Recording Requested by:

M. Jane Waldron

When Recorded Return to:

M. Jane Waldron
952 Springfield Dr.
Gardnerville, NV 89460



KAREN ELLISON, RECORDER

CASE NO. 2022-PB-00017

DEPT. NO. II

**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

**BONNIE STEWART GRAHAM, also PERSONAL REPRESENTATIVE'S
known as BONNIE S. GRAHAM,
DEED
Deceased.**

This Deed is made June 30, 2022, between M. JANE WALDRON, Personal Representative of the Last Will and Testament of BONNIE STEWART GRAHAM, also known as BONNIE S. GRAHAM, Deceased, herein referred to as Personal Representative, Grantor, and M. JANE WALDRON, an unmarried woman, as her sole and separate property, herein referred to as Grantee.

Personal Representative hereby conveys to Grantee, as her sole and separate property, her heirs and assigns, the following real property:

All that certain lot, piece or parcel of land situate in the County of Douglas, State

of Nevada:

Lot 57, as shown on the map of Gardnerville Ranchos Unit No. 7, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974 in Book 374, Page 676 as Document No. 72456.

ASSESSOR'S PARCEL NUMBER 1220-21-710-246.

Together with all appurtenances thereto, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, property, possession, claim, and demand whatsoever, both in law and equity, which BONNIE S. GRAHAM, the testatrix, had in her lifetime and at the time of her death, and which the Personal Representative has, by virtue of the Will of BONNIE STEWART GRAHAM, also known as BONNIE S. GRAHAM, or otherwise, of, in, and to the above-granted premises, and every part and parcel thereof, with the appurtenances.

To have and to hold all the above-granted premises, together with the appurtenances, and every part thereof, to Grantee, her heirs and assigns forever.

Personal Representative, for herself, her heirs, and personal representatives, agrees with Grantee that she is lawfully the Personal Representative of the Last Will and Testament of BONNIE STEWART GRAHAM, also known as BONNIE S. GRAHAM, and has the power to convey as aforesaid. Personal Representative further covenants that she has in all respects made this conveyance pursuant to the authority granted by the Will of BONNIE STEWART GRAHAM, also known as BONNIE S. GRAHAM, and that she has not done or suffered any act since she became Personal Representative as aforesaid whereby the above-granted premises, or any part thereof, now are or at any time hereafter, shall or may be impeached, charged, or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, the Personal Representative has executed this Deed at Minden, Nevada, on the day and year first above written.

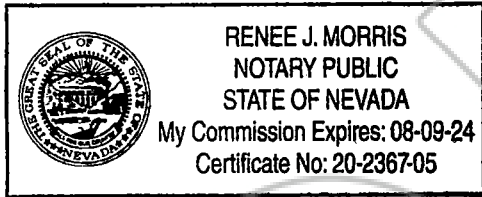


M. JANE WALDRON

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On this 30th day of June, 2022, before me, the undersigned, a Notary Public, personally appeared M. JANE WALDRON, known to me to be the person described in and who executed the foregoing instrument, and she acknowledged to me that she executed the same freely and voluntarily, and for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.




NOTARY PUBLIC

My appointment expires: 08/09/2024

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-21-710-246
- 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 | |
| Document/Instrument #: | _____ |
| Book: | _____ Page: _____ |
| Date of Recording: | _____ |
| Notes: | _____ |

3. Total Value/Sales Price of Property:

\$ 543,820.00

Deed in Lieu of Foreclosure Only (value of property): \$ _____

Transfer Tax Value: \$ 543,820.00

Real Property Transfer Tax Due: \$ 2,121.60 ✓

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

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 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: M. Jane Waldron Capacity: Grantor

Signature: M. Jane Waldron Capacity: Grantee

SELLER (GRANTOR) INFORMATION (Required)

BUYER (GRANTEE) INFORMATION (Required)

Print Name: M. Jane Waldron, Personal Rep.

Print Name: M. Jane Waldron

Address: 952 Springfield Dr.

Address: 952 Springfield Dr.

Gardnerville, NV 89460

Gardnerville, NV 89460

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# _____

Address: P.O. Box 1987

City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)