

APN#: 1318-15-311-024



Recording Requested by:

KAREN ELLISON, RECORDER

E03

Name: Michael G. Millward, Esq.

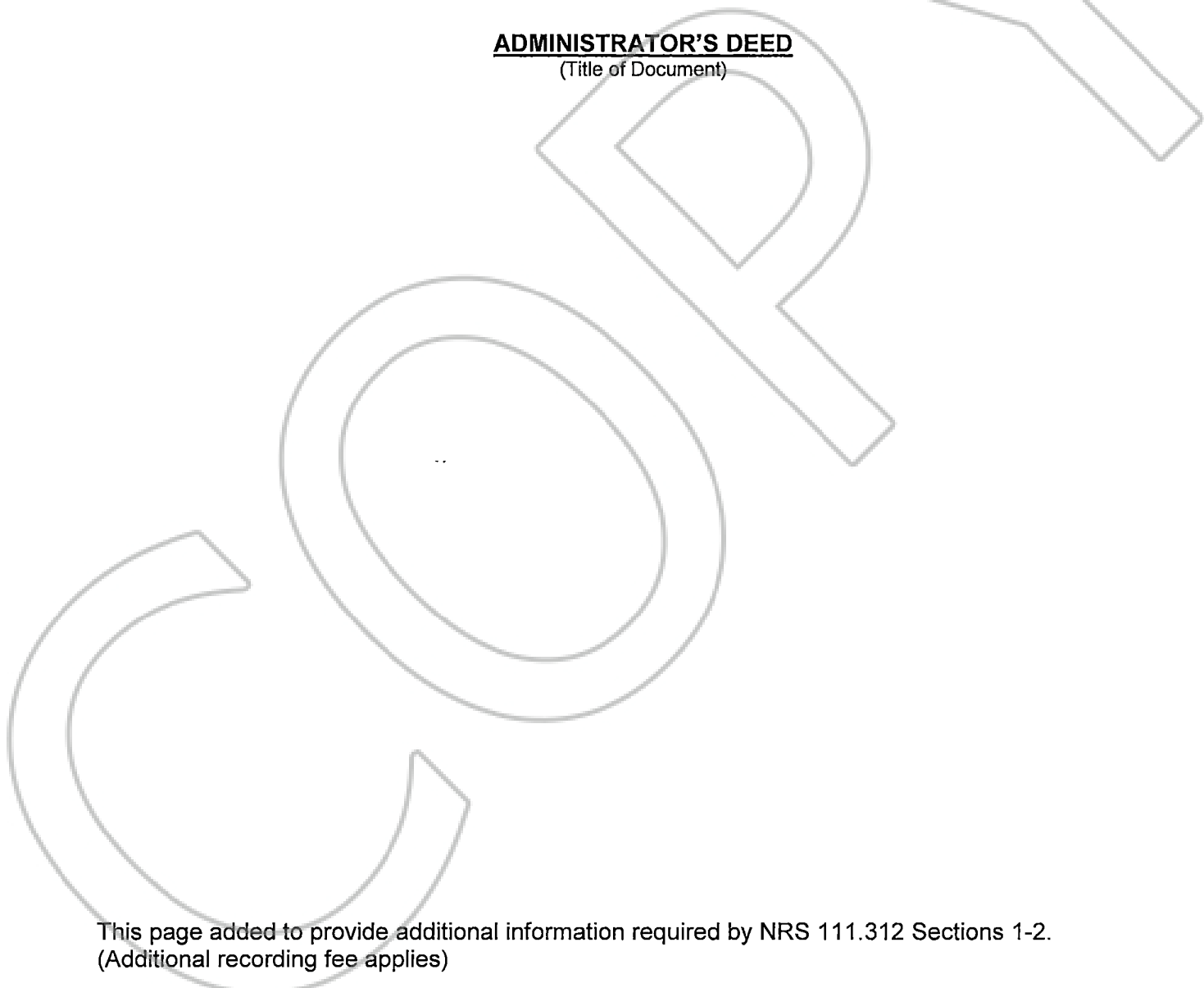
Millward Law, Ltd.

Address: 1591 Mono Ave.

City/State/Zip: Minden, NV 89423

ADMINISTRATOR'S DEED

(Title of Document)



This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fee applies)

This cover page must be typed or printed.

APN: 1318-15-311-024

When Recorded, Please Return To:

Millward Law, Ltd.
1591 Mono Ave.
Minden, Nevada 89423

Mail Future Tax Statements To:

Victoria Jean Chandler
2959 Del Rio Lane
Minden, NV 89423

ADMINISTRATOR'S DEED

THIS DEED, made on July 26, 2022, by and between VICTORIA JEAN CHANDLER, as Administrator of the Estate of PAUL NICHOLAS CHANDLER, deceased, hereinafter referred to as Grantor, and VICTORIA JEAN CHANDLER, hereinafter referred to as Grantee.

WITNESSETH

WHEREAS, on January 24, 2022, the Grantor, VICTORIA JEAN CHANDLER, was duly appointed as Administrator of the Estate of PAUL NICHOLAS CHANDLER, by the Ninth Judicial District Court of the State of Nevada, in and for Douglas County, in Case No. 21-PB-00171.

WHEREAS, the Decedent's Estate owns a 25% interest of the certain parcel of real property located at 468 DeVaux Lane, Zephyr Cove, Nevada 89448, APN: 1318-15-311-024, more particularly described herein below.

WHEREAS, on January 25, 2022, the Ninth Judicial District Court of the State of Nevada, in and for Douglas County, entered its *Order Approving First and Final Accounting, Report of Administrator, Approval of Fees and Costs, and Entry of Decree of Distribution*, confirming the distribution of all of the Estate's 25% interest in the hereinafter described real property to VICTORIA JEAN CHANDLER, as Tenants in Common. A certified copy of the *Order Approving First and Final Accounting, Report of Administrator, Approval of Fees and Costs, and Entry of Decree of Distribution* is recorded in the Official Records of Douglas County on July 26, 2022, as Document No. 2022-987858, and this Deed is given pursuant to said Order.

NOW THEREFORE, the Grantor conveys to VICTORIA JEAN CHANDLER, a single woman, as her sole and separate property, as a Tenant in Common, all of the Decedent's Estate's interest in that certain lot, place, or parcel of land situated, lying, and being in Zephyr Cove, Nevada, Assessor's Parcel No. 1318-15-311-024, and more particularly described as follows:

Lot 23, in Block A, as shown on the map of ROUND HILL VILLAGE UNIT NO. 3, filed in the office of the County Recorder of Douglas County, Nevada, on November 24, 1965, as document No. 1965-030185, in Book 36, Page 131.

(Pursuant to NRS 111.312, the above legal description previously appeared in Affidavit of Surviving Joint Tenant recorded on April 11, 1991, as Document Number 248215)
SUBJECT TO right-of-way, reservations, restrictions, easements and other conditions of record.

TOGETHER WITH all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD the interest of the premises, together with the appurtenances, unto the said Grantee, and to Grantee's successors and assigns forever.

Date: July ~~26~~²⁶, 2022

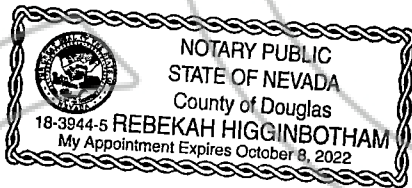


VICTORIA JEAN CHANDLER, as Administrator

SIGNED AND SWORN TO (or affirmed) before me this 26th day of July , 2022, by VICTORIA JEAN CHANDLER.



Notary Public



**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument # _____	
Book: _____ Page: _____	
Date of Recording: _____	
Notes:	

1. Assessor Parcel Number(s)
a) 1318-15-311-024
b) _____
c) _____

- 2 Type of Property:
- | | |
|--|---|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other: Timeshare | |

3. Total Value/Sales Price of Property: \$ _____
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ -0-

4. **If Exemption Claimed:**
a. Transfer Tax Exemption, per NRS 375.090, Section: 3
b. Explain Reason for Exemption: A transfer of title recognizing the true status pursuant to Court Order
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 therein. 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: *Rena L. Doyle* Capacity: Agent

SELLER (GRANTOR) INFORMATION - REQUIRED
Name: Victoria Jean Chandler
Address: 2959 Del Rio Lane
City, State, ZIP: Minden, NV 89423

BUYER (GRANTEE) INFORMATION - REQUIRED
Name: Victoria Jean Chandler
Address: 2959 Del Rio Lane
City, State, ZIP: Minden, NV 89423

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Millward Law, Ltd. Escrow # _____
Address: 1591 Mono Ave.
City, State, ZIP: Minden, NV 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)