

1 APN: 1220-03-211-001  
2 CASE NO. 2022-PB-00042  
3 DEPT. NO. I  
4  
5  
6



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

9 \* \* \* \* \*

10 In the Matter of the Estate of

**PERSONAL REPRESENTATIVE'S DEED**

11 ANITA LOUISE MCGILLIVRAY,  
12 also known as ANITA L.  
13 MCGILLIVRAY,

Deceased.

14 This deed is made September 16, 2022, between JOHN MCGILLIVRAY and BRIAN  
15 MCGILLIVRAY, Co-Personal Representatives of the Estate of ANITA L. MCGILLIVRAY,  
16 Deceased, herein referred to as Co-Personal Representatives and Grantors, and JOHN  
17 MCGILLIVRAY, a married man, as his sole and separate property, as to an undivided one-  
18 half interest, and BRIAN MCGILLIVRAY, a married man, as his sole and separate property,  
19 as to an undivided one-half interest, as tenants-in-common, herein referred to as Grantees.

20 For no consideration and in accord with the Order of the Court identified hereunder,  
21 Co-Personal Representatives hereby convey to Grantees, as their sole and separate property,  
22 their heirs and assigns, the following real property:

23 Real property located at 1351 Scarlet Oak Drive, Gardnerville, Douglas County, Nevada,  
24 more particularly described as follows:

25 Lot 1, Block A, as set forth on Final Subdivision Map LDA 01-047, Planned  
26 Unit Development for Arbor Gardens, Phjase 2, filed for record in the Office  
27 of the County Recorder of Douglas County, State of Nevada on June 30,  
28 2004, in Book 0604, Page 14661, as Document No. 617515.  
APN 1220-03-211-001.

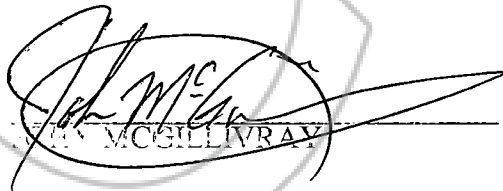
1 Per NRS 111.312, the above legal description appeared previously in that certain document  
2 recorded on November 23, 2004 in Book 1104 at Page 11059 as Document No.0630165.

3 Together with all appurtenances thereto, and the reversion and reversions, remainder  
4 and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest,  
5 property, possession, claim, and demand whatsoever, both in law and equity, which ANITA  
6 L. MCGILLIVRAY, the Decedent, had in her lifetime and at the time of her death, and which  
7 the Co-Personal Representatives have, by virtue of the Order of the Court filed in that certain  
8 probate estate filed in the Ninth Judicial District Court under Case No. 2022-PB-00042, on  
9 September 13, 2022, or otherwise, of, in, and to the above-granted premises, and every part  
10 and parcel thereof, with the appurtenances.

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

13 The Co-Personal Representatives, for themselves, their heirs, and co-personal  
14 representatives, agree with Grantees that they are lawfully the Co-Personal Representatives  
15 of the Estate of Anita L. McGillivray, and have the power to convey as aforesaid. Co-  
16 personal Representatives further covenant that they have in all respects made this  
17 conveyance pursuant to the authority granted by Order of the Court described herein above,  
18 and that they have not gone or suffered any act since they became Co-Personal  
19 Representatives as aforesaid whereby the above-granted premises, or any part thereof, now  
20 or hereafter, shall or may be impeached, charged, or encumbered in any  
21 way whatsoever.

22 IN WITNESS WHEREOF, the Co-Personal Representatives have executed this Deed  
23 at Gardnerville, NV (City & State), on the day and year first above written.

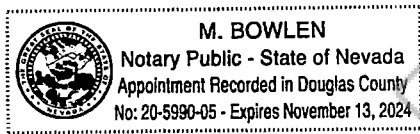
24   
ANITA MCGILLIVRAY

Signed in Counterpart  
BRIAN MCGILLIVRAY

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

On this 14<sup>th</sup> day of Sept., 2022, before me, the undersigned, a Notary Public,  
personally appeared JOHN MCGILLIVRAY, known to me to be the person described in and  
executed the foregoing instrument, and he acknowledged to me that he 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  
and the first above written.



M. Bowlen  
NOTARY PUBLIC

My appointment expires: 11/13/24

1 Per NRS 111.312, the above legal description appeared previously in that certain document  
2 recorded on November 23, 2004 in Book 1104 at Page 11059 as Document No.0630165.

3 Together with all appurtenances thereto, and the reversion and reversions, remainder  
4 and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest,  
5 property, possession, claim, and demand whatsoever, both in law and equity, which ANITA  
6 L. MCGILLIVRAY, the Decedent, had in her lifetime and at the time of her death, and which  
7 the Co-Personal Representatives have, by virtue of the Order of the Court filed in that certain  
8 probated estate filed in the Ninth Judicial District Court under Case No. 2022-PB-00042, on  
9 September 13, 2022, or otherwise, of, in, and to the above-granted premises, and every part  
10 and parcel thereof, with the appurtenances.

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

13 Co-Personal Representatives, for themselves, their heirs, and co-personal  
14 representatives, agree with Grantees that they are lawfully the Co-Personal Representatives  
15 of the Estate of Anita L. McGillivray, and have the power to convey as aforesaid. Co-  
16 Personal Representatives further covenant that they have in all respects made this  
17 conveyance pursuant to the authority granted by Order of the Court described herein above,  
18 and that they have not done or suffered any act since they became Co-Personal  
19 Representatives as aforesaid whereby the above-granted premises, or any part thereof, now  
20 are or at any time hereafter, shall or may be impeached, charged, or encumbered in any  
21 manner whatsoever.

22 IN WITNESS WHEREOF, the Co-Personal Representatives have executed this Deed  
23 at Chico CA (City & State), on the day and year first above written.

24  
25 Signed in Counterpart  
26 JOHN MCGILLIVRAY

  
27 BRIAN MCGILLIVRAY

# ACKNOWLEDGMENT

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 Butte

On 9/16/2022 before me, Isidro Chavez Notary Public  
(insert name and title of the officer)

personally appeared Brian Patrick McGillivray  
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 Isidro Chavez (Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a) 1220-03-211-001
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

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

**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 \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

\$ -0-

Deed in Lieu of Foreclosure Only (value of property): \$ -0-

Transfer Tax Value: \$ -0-

Real Property Transfer Tax Due: \$ -0-

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 83 per Court Order
- b. Explain Reason for Exemption: This is a transfer from the mother's estate to her two sons, without consideration.

**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: John McGillivray, by the undersigned, attorney Capacity: Grantor

Signature: John McGillivray, by the undersigned, attorney Capacity: Grantee

**SELLER (GRANTOR) INFORMATION (Required)**

Print Name: John McGillivray

Address: 1351 Scarlet Oak

City/State/Zip: Gardnerville, NV 89410

**BUYER (GRANTEE) INFORMATION (Required)**

Print Name: John McGillivray

Address: 1351 Scarlet Oak

City/State/Zip: Gardnerville, NV 89410

**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