

APN#: 1320-29-210-002



KAREN ELLISON, RECORDER

E03

Recording Requested by:

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: 1320-29-210-002

When Recorded, Please Return To:

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

Mail Future Tax Statements To:

Sharon Brown Saikali
1509 San Ponte Road
Corona, CA 92882

ADMINISTRATOR'S DEED

THIS DEED, made on October 27, 2022, by and between SHARON BROWN SAIKALI, having authority to act on behalf of the Estate of JO ETTA D. BROWN, deceased, pursuant to the October 3, 2022 Court's *Order Upon Petition to Set-Aside Estate to Trust*, hereinafter referred to as Grantor, and SHARON BROWN SAIKALI, Trustee of the *James J. Brown and Jo Etta D. Brown 2001 Family Trust*, dated July 12, 2001, hereinafter referred to as Grantee.

WITNESSETH

WHEREAS, on September 13, 2022, the Grantor, SHARON BROWN SAIKALI, filed a *Petition to Set-aside Estate to Trust* in the Estate of JO ETTA D. BROWN, in the Ninth Judicial District Court of the State of Nevada, in and for Douglas County, in Case No. 2022-CV-00161.

WHEREAS, the Decedent's Estate owns a 100% interest of the certain real property located at 1752 Lantana Drive, Minden, Nevada, APN: 1320-29-210-002, more particularly described herein below.

WHEREAS, on October 3, 2022, the Ninth Judicial District Court of the State of Nevada, in and for Douglas County, entered its *Order Upon Petition to Set-Aside Estate to Trust*, confirming the distribution of all of the Estate's interest in the hereinafter described real property to SHARON BROWN SAIKALI, Trustee of the *James J. Brown and Jo Etta D. Brown 2001 Family Trust*, dated July 12, 2001. A certified copy of the *Order Upon Petition to Set-Aside Estate to Trust* is recorded in the Official Records of Douglas County on October 12, 2022, as Document No. 2022-990764, and this Deed is given pursuant to said Order.

NOW THEREFORE, the Grantor conveys to SHARON BROWN SAIKALI, Trustee of the *James J. Brown and Jo Etta D. Brown 2001 Family Trust*, dated July 12, 2001, all of the Decedent's Estate's interest in that certain lot, place, or parcel of land situated, lying, and being in 1752 Lantana Drive, Minden, Nevada, APN: 1320-29-210-002, and more particularly described as follows:

Lot 286, as set forth on the Official Plat of WINHAVEN UNIT NO. 3, a planned unit development filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on December 18, 1992 as Document No. 295672.

(Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain, and Sale Deed, recorded on December 2, 2015, as Document Number 2015-873436)

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.

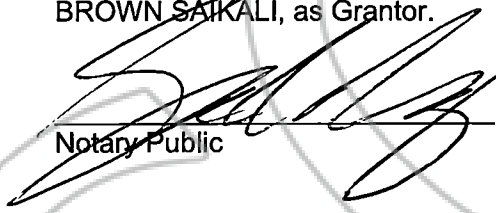
TO HAVE AND TO HOLD the interest of the premises, together with the appurtenances, unto the said Grantee, and to Grantee's successors and assigns forever.

Date: October 27, 2022


SHARON BROWN SAIKALI, Grantor

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.

SIGNED (or affirmed) before me this 27th day of Oct, 2022, by SHARON BROWN SAIKALI, as Grantor.


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) 1320-29-210-002
 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: Sharon L. Saikali Capacity: Agent

SELLER (GRANTOR) INFORMATION - REQUIRED

Name: Sharon Brown Saikali
 Address: 1752 Lantana Drive
 City, State, ZIP: Minden, NV 89423

BUYER (GRANTEE) INFORMATION - REQUIRED

Name: Sharon Brown Saikali
 Address: 1752 Lantana Drive
 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)