

A. P. No. 1320-33-219-003

When recorded mail to
and mail tax statements to:

Andreas Brian Beregszaszi
Julie Robin Naines
1254 Concho Trail, #3
Gardnerville, NV 89410

**AFFIRMATION PURSUANT TO
NRS 111.312(1)(2) AND 239B.030(4)**

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

DEED

THIS INDENTURE WITNESSETH: That PATRICIA COOKE, Personal
Representative of the Estate of Andrea Ashton a/k/a Andrea H.
Ashton, pursuant to the Independent Administration of Estates
Act, in consideration of the sum of Ten Dollars (\$10.00), the
receipt of which is hereby acknowledged, does hereby Grant,
Bargain, Sell and Convey to ANDREAS BRIAN BEREKSZASZI, an
unmarried man, and JULIE ROBIN NAINES, an unmarried woman, as
joint tenants with right of survivorship, all that real property

situate in the County of Douglas, State of Nevada, and described as follows:

PARCEL 1:

Unit No. 3, of Building 5, of the Final Subdivision Map LDA 15-020 ESPLANADE AT THE RANCH, recorded in the Official Records of Douglas County, Nevada on November 7, 2017, as Document No. 2017-906665 and Certificate of Amendment recorded November 9, 2017, as Document No. 2017-906767.

PARCEL 2:

An undivided 1/41st interest as a tenant in common in the Common Elements. An exclusive right to use that portion of the Common Elements designated as Limited Common Elements on the Final Map, as granted in the Declaration of Covenants, Conditions, and Restrictions for Esplanade At The Ranch Community Association recorded September 8, 2017, as Document No. 2017-903815 and the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Esplanade At The Ranch Community Association, recorded March 2, 2018, as Document No. 2018-911107 and the Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Esplanade At The Ranch Community Association, Official Records, Douglas County, Nevada.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made pursuant to the authority granted in the Order of the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, dated July 24,

2022, Case No. 2023-PB-00077, a certified copy of which is recorded concurrently herewith.

DATED OCTOBER 10, 2023.

Patricia Cooke
PATRICIA COOKE, Personal Representative in the Estate of ANDREA ASHTON a/k/a ANDREA H. ASHTON

STATE OF ^{dc} Florida)
~~NEVADA~~)
COUNTY OF ^{dc} Pinellas)
~~WASHOE~~) SS

This instrument was acknowledged before me on OCTOBER 10, 2023, by PATRICIA COOKE, Personal Representative in the Estate of ANDREA ASHTON a/k/a ANDREA H. ASHTON.



DIANNE CORVELLO
Notary Public
State of Florida
Comm# HH245707
Expires 7/23/2026

Dianne Corvello
Notary Public

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-33-219-003
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 500,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 500,000.00
 d. Real Property Transfer Tax Due \$ 1,950.00

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 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 Grantor ESCROW
 Signature [Signature] Capacity Grantee ESCROW

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Estate of Andrea H. Ashton
 Address: 608 7th Street SE
 City: Largo
 State: FL Zip: 33771

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Andreas Brian Beregszaszi and Julie Robin Naines
 Address: 1254 Concho Trail, Unit 3
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: Stewart Title Company Escrow # 2126528 RC
 Address: 540 W Plumb Ln, Suite 100
 City: Reno State: NV Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED