

APN#: 1420-28-801-008



00174626202310021180050053

Recording Requested by:

SHAWNYNE GARREN, RECORDER

E07

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: 1420-28-801-008

When Recorded, Please Return To:

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

Mail Future Tax Statements To:

Christine Garza
24850 Rainbarrel Rd.
Wildomar, CA 92595

ADMINISTRATOR'S DEED

THIS DEED, made on this 3rd day of October, 2023, by and between Christine Garza and Michael G. Millward, as Co-Administrators of the Estate of ELIZABETH CARMEN CARDIEL, pursuant to the Court's October 10, 2023 *Order Approving First and Final Accounting, Report of Co-Administrators, Approval of Fees and Costs, and Entry of Decree of Distribution*, hereinafter referred to as Grantor, and CHRISTINE GARZA, a married woman, as her sole and separate property, hereinafter referred to as Grantee.

WITNESSETH

WHEREAS, on August 28, 2023, the Grantor, CHRISTINE GARZA, and MICHAEL G. MILLWARD, ESQ., filed a *Petition for Settlement of First and Final Accounting, Report of Co-Administrators, Approval of Fees and Costs, and Approval of Final Distribution of the Estate* in the Estate of ELIZABETH CARMEN CARDIEL, in the Ninth Judicial District Court of the State of Nevada, in and for Douglas County, in Case No. 2022-PB-00176.

WHEREAS, the Decedent's Estate owns a 100% interest of the certain real property located at 1301 Kim Place, Minden, Nevada, APN: 1420-28-801-008, more particularly described herein below.

WHEREAS, on October 10, 2023, 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 Co-Administrators, Approval of Fees and Costs, and Entry of Decree of Distribution*, approving and directing the distribution of all of the Estate's interest in the hereinafter described real property to CHRISTINE GARZA, a married woman, as her sole and separate property. A certified copy of the *Order Approving First and Final Accounting, Report of Co-Administrators, Approval of Fees and Costs, and Entry of Decree of Distribution* was recorded in the Official Records of

Douglas County on October 17, 2023, as Document No. 2023-1001518, and this Deed is given pursuant to said Order.

NOW THEREFORE, having authority by way of the District Court's October 10, 2023 Order, the Grantor conveys to CHRISTINE GARZA, a married woman, as her sole and separate property, all of the Decedent's Estate's interest in that certain lot, place, or parcel of land situated, lying, and being commonly known as 1301 Kim Place, Minden, Nevada, APN: 1420-28-801-008, and more particularly described as follows:

Parcel 1 as set forth on that certain Parcel Map LDA #00-062 for West Ridge Homes, Inc., according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on June 28, 2001, as Document No. 517343.

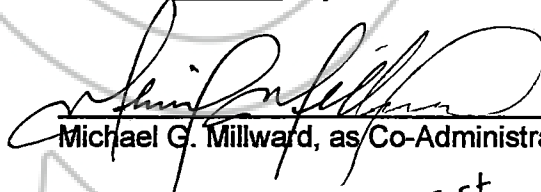
(Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain and Sale Deed, recorded on June 25, 2014, as Document Number 845179)

SUBJECT TO right-of-way, reservations, restrictions, easements and other conditions of record.

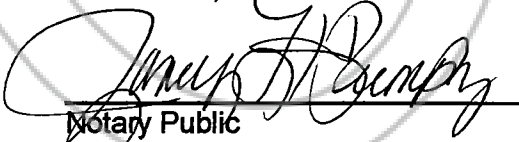
TOGETHER WITH all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

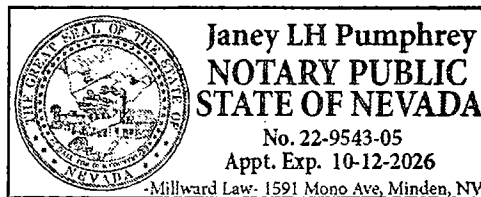
TO HAVE AND TO HOLD the interest of the premises, together with the appurtenances, unto the said Grantees, and to the Grantees' successors and assigns forever.

The forgoing Administrator's Deed has been reviewed and approved and is executed by Co-Administrator Michael G. Millward this 31st day of October, 2023.


Michael G. Millward, as Co-Administrator

SIGNED AND SWORN TO (or affirmed) before me this 31st day of October, 2023, by Michael G. Millward, as Co-Administrator.


Notary Public



The forgoing Administrator's Deed has been reviewed and approved and is executed by Co-Administrator Christine Garza this 28th day of October, 2023.

Christine Garza, Co-administrator
Christine Garza, as Co-Administrator

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 Riverside

Subscribed and sworn to (or affirmed) before me on this 28th day of October, 2023, by Christine Garza, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(Seal)

Signature

Sharan Marie Derrickson



**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) 1420-28-801-008
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: | |

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: This is a transfer of title recognizing the true status pursuant to Court Order recorded on October 17, 2023, as Document No. 2023-1001518.

5. Partial Interest: Percentage being transferred: 100%

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: _____ Capacity: Attorney

SELLER (GRANTOR) INFORMATION - REQUIRED
Name: Estate of Elizabeth Carmen Cardiel
Address: 1591 Mono Ave.
City, State, ZIP: Minden NV 89423

BUYER (GRANTEE) INFORMATION - REQUIRED
Name: Christy Garza
Address: 24850 Rainbarrel Rd.
City, State, ZIP: Wildomar, CA 92595

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)