

APN: 1320-34-001-011

RECORDING REQUESTED BY:

Sandra Denise Bailey, Executor  
1115 Montecito Dr.  
Minden, CA 89423



SHAWNYNE GARREN, RECORDER

E05

AFTER RECORDATION, RETURN BY MAIL TO:

Sandra D. Bailey & Timothy L. Guthrie  
1115 Montecito Dr.  
Minden, CA 89423

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**EXECUTOR'S DEED**  
**Case No. 2023-PB-00013, Ninth Judicial District Court**

**THIS INDENTURE WITNESSETH:** On this 13 day of December, 2023, Sandra Denise Bailey, Executor of the estate of William Francis Guthrie, deceased, Ninth Judicial Court Case No. 2023-PB-00013, does hereby Grant, Bargain, Sell and Convey to Sandra D. Bailey, a married woman as her sole and separate property, and Timothy L. Guthrie, a married man as his sole and separate property, as tenants in common, and to the heirs and assigns of such Grantees forever, her interest in all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

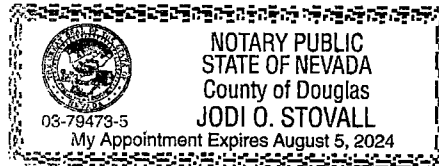
**IN WITNESS WHEREOF**, the said first party has signed and sealed these presents the day and year first above written.

\_\_\_\_\_  
Sandra Denise Bailey, Executor  
Bailey

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on the 13<sup>th</sup> day of DECEMBER, 2023, by Sandra Denise Bailey

\_\_\_\_\_  
Notary Public



**EXHIBIT "A"**

All that certain lot, piece or parcel of land situate in and being a portion of the Northeast Quarter of Section 34, Township 13 North, Range 20 East, M.D. B. & M., more particularly described as follows:

Parcel No. 2, as shown on The Clark Parcel Map, being Lot "G" of Land Division Map of Lot 3 for G. P. Trucking, recorded January 21, 1982, in book 182 of Official Records, at page 1358, Douglas County, Nevada, as Document No. 64238.

Said land being a portion of Parcel 3 G, as set forth on that certain Land Division Map of Lot 3 of John B. Anderson No. 1 L.P.M. (Parcel 2) for G.P. Trucking, filed in the office of the County Recorder of Douglas County, Nevada, on March 25, 1981, as document No. 54709.

Together with a non-exclusive easement for access and utilities over and across all those certain parcels of land designated as access and utility easement as set forth on that certain Land Division Map of Lot 3 of John B. Anderson No. 1 L.D.M. (Parcel 2) for G. P. Trucking, as filed in the Office of the County Recorder of Douglas County, Nevada, on March 25, 1981, as Document No. 54709.

Per NRS 111.312, this legal description was previously recorded at Document No. 2021-976930, on 11/12/2021

A.P.N. 1320-34-001-011

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1320-34-001-011  
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  
i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

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

4. If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 375.090, Section # 5  
b. Explain Reason for Exemption: Transfer from father's estate to children 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 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 [Handwritten Signature] Capacity \_\_\_\_\_ Grantor  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Sandra Denise Bailey, Executor  
Address: 1115 Montecito Dr.  
City: Minden  
State: NV Zip: 894232

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

Print Name: Sandra D. Bailey & Timothy L. Guthrie  
Address: 1115 Montecito Dr.  
City: Minden  
State: NV Zip: 89423

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)