

APN: 1220-04-111-003

When Recorded, Mail to:
Minden Lawyers, LLC
990 Ironwood Drive, Suite 300
Minden, NV 89423



SHAWNYNE GARREN, RECORDER E03

Mail Tax Statements to:

Christopher Micheals
8 Chalk Hill Court
Las Vegas, NV 89141

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

DEED OF DISTRIBUTION


Pursuant to the Ninth Judicial District Court Order in Case Number 2022-PB-00006, dated April 18, 2023, and recorded as Document Number 2023-995797 in the Douglas County Official Records on April 20, 2023, Christopher Michaels, as Personal Representative of the Estate of Janet Micheals, ("Grantor"), does hereby remise, release, and quitclaim to Christopher Micheals, Melissa Anglim, Joshua Micheals, and Jenny Micheals ("Grantee"), as tenants in common and to the heirs and assigns of such Grantee forever, all that real property situated in Douglas County, State of Nevada, more specifically described as set forth below.

Lot 3 as shown on the Official Map of KINGSLANE UNIT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on December 26, 1968, in Book 64, Page 82 as Document No. 43243.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion, remainders rents, issues or profits thereof.

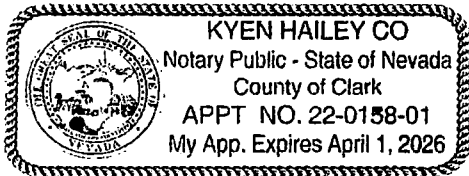
NOTE (NRS 111.312): The above legal description appeared previously in that certain Grant, Bargain Sale Deed recorded in the office of the Recorder of Douglas County, Nevada on September 5, 2012, as Document Number 808648, BK 912 Pg 711, of Official Records.


DATED this 9 day of JUNE 2023


Christopher Micheals, Personal Representative
of the Estate of Janet Micheals

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On the 9 day of June 2023, before me, a notary public, personally appeared Christopher Micheals, proven to me to be the person whose name is subscribed to the above instrument and who acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.





NOTARY PUBLIC
* This loose certificate is attached to "Deed of Distribution" Lot 1 *

COOPER

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-04-111-003
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
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 # 3
 b. Explain Reason for Exemption: per Court order

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 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 _____ Capacity _____ Agent

Signature _____ Capacity _____ Agent

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

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

Christopher Michaels, Personal
 Print Name: Representative
 Address: 8 Chalk Hill Ct.
 City: Las Vegas
 State: Nevada Zip: 89141

Print Name: Christopher Michaels
 Address: 8 Chalk Hill Ct.
 City: Las Vegas
 State: Nevada Zip: 89141

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Minden Lawyers, LLC Escrow # _____
 Address: 990 Ironwood Drive, Suite 300
 City: Minden State: NV Zip: 89423

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