

1 APN: 1420-34-201-016
2 Recording Requested by:
Lori Ann Neal
3
4 When Recorded, return to:
5 Lori Ann Neal
1628 W. Minden Village Loop
6 Minden, NV 89423



SHAWNYNE GARREN, RECORDER E05

7 CASE NO. 2022-PB-00131
8 DEPT. NO. II
9

10 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
11 **IN AND FOR THE COUNTY OF DOUGLAS**

12 * * * * *

13 In the Matter of the Estate of **PERSONAL REPRESENTATIVE'S**
DEED
14 THEODORE BUDD NEAL, also
15 known as TED NEAL,
16 Deceased.

17 This Deed is made August 16, 2023, between LORI ANN NEAL, Personal
18 Representative of the Estate of THEODORE BUDD NEAL. Also known as THEODORE
19 B. NEAL, Deceased, herein referred to as Personal Representative, and ANNALISA NEAL,
a single woman, REBECCA NEAL, a single woman, and EDEN NEAL, a single woman,
as to an undivided one-third interest each, as tenants-in-common, herein referred to as
Grantees.

20 Pursuant to the "Order Settling First and Final Account, Report of Personal
21 Representative, for Settlement and Attorney's Fees and for Distribution of the Estate" filed
22 in that certain probate estate entitled *In the Matter of the Estate of Theodore Budd Neal* in
the Ninth Judicial District Court in and for Douglas County, State of Nevada as Case No.
2022-PB-00131, Personal Representative hereby conveys to Grantees, their heirs and assigns,
the following real property:

23 All that real property in the County of Douglas, State of Nevada, bounded and
described as follows:

24 A portion of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township
25 14 North, Range 20 East, M.D.B. & M., more particularly described as
follows:

26 Parcel No. 2 of that certain Parcel Map for K.J. Maple, recorded May 11, 1977, Book
27 577, Page 555, Document No. 09101, Official Records of Douglas County, Nevada.

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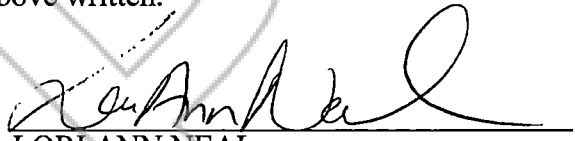
1 Per NRS 111.312, this legal description was previously recorded as Document No.
2 0737865, Book 0209, Pages 4221-4222, on February 18, 2009.

3 Together with all appurtenances thereto, and the reversion and reversions, remainder
4 and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest,
5 property, possession, claim, and demand whatsoever, both in law and equity, which
6 THEODORE B. NEAL, the decedent, had in his lifetime and at the time of his death, and
7 which the Personal Representative has, by virtue of the probated estate of THEODORE B.
8 NEAL, or otherwise, of, in, and to the above-granted premises, and every part and parcel
9 thereof, with the appurtenances.

10 To have and to hold all the above-granted premises, together with the appurtenances,
11 and every part thereof, to Grantees, their heirs and assigns forever.

12 Personal Representative, for herself, her heirs, and personal representatives, agrees
13 with Grantees that she is lawfully the Personal Representative of the Estate of THEODORE
14 B. NEAL, also known as Theodore Budd Neal, and has the power to convey as aforesaid.
15 Personal Representative further covenants that she has in all respects made this conveyance
16 pursuant to the authority granted by the Court named herein above, and that she has not done
17 or suffered any act since she became Personal Representative as aforesaid whereby the
18 above-granted premises, or any part thereof, now are or at any time hereafter, shall or may
19 be impeached, charged, or encumbered in any manner whatsoever.


20 IN WITNESS WHEREOF, the Personal Representative has executed this Deed at
21 Minden, Nevada, on the day and year first above written.


22 
23 _____
24 LORI ANN NEAL

25 STATE OF NEVADA)
26 : ss.
27 COUNTY OF DOUGLAS)

28 On this 16th day of August, 2023, before me, the undersigned, Renee J. Morris, a
Notary Public, personally appeared LORI ANN NEAL, known to me to be the person
described in and who executed the foregoing instrument, and she acknowledged to me that
she executed the same freely and voluntarily, and for the uses and purposes herein
mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
the day and year first above written.


RENEE J. MORRIS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 08-09-24
Certificate No: 20-2367-05



NOTARY PUBLIC
My appointment expires: August 9, 2024

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-34-201-016
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

3. Total Value/Sales Price of Property:

\$ 0.00

Deed in Lieu of Foreclosure Only (value of property): \$ _____

Transfer Tax Value: \$ 0.00

Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 5

b. Explain Reason for Exemption: This is a transfer from a decedent's estate to his three 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 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

Signature: [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION (Required)

Print Name: Lori Ann Neal, Personal Rep.
Address: 1628 W. Minden Village Loop
Minden, NV 89423

BUYER (GRANTEE) INFORMATION (Required)

Print Name: Eden Neal, Annalisa Neal & Rebecca Neal
Address: 1628 W. Minden Village Loop
Minden, NV 89423

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# _____

Address: P.O. Box 1987

City: Minden State: NV Zip: 89423