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Natalia K. Vander Laan, Esq.

SHAWNYNE GARREN, RECORDER E03

**APN: 1318-23-710-013**

**Recording requested by:** )  
MAGDALENA BATTIG )  
PO Box 2475 )  
Stateline, NV 89449-2475 )

**When recorded mail to:** )  
MAGDALENA BATTIG )  
PO Box 2475 )  
Stateline, NV 89449-2475 )

**Mail tax statement to:** )  
MAGDALENA BATTIG )  
PO Box 2475 )  
Stateline, NV 89449-2475 )

RPTT: \$0.00 Exempt (3)  
Exempt (3): A transfer of title recognizing true status of ownership – PER COURT ORDER.

**EXECUTOR'S DEED**

THIS INDENTURE WITNESSETH THAT:

MAGDALENA BATTIG, as the Personal Representative of the Estate of NATHANIEL CARL BATTIG, the deceased,

For NO consideration, do hereby Grant, Bargain, Sell, and Convey unto:

ANTON BATTIG and MAGDALENA BATTIG, husband and wife as joint tenants with right of survivorship,

ALL the interest in that real property situated in the county of Douglas, state of Nevada, more particularly described below, together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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**Legal Description:**

Lot 13, and a portion of Lot 14 as shown on the map of LAKEWOOD KNOLLS SUBDIVISION, Douglas County, Nevada, filed in the office of the County Recorder of Douglas County, Nevada, on May 29, 1958, Book 1 of Maps, Page 120, under Document No. 13163, said portion of Lot 14, more fully described and set forth on Parcel Map recorded June 10, 1975, in Book 675 of Official Records at Page 258, Douglas County, Nevada, as Document No. 80919, described as follows:

COMMENCING at the Northeast corner of said Lot 14, said corner located on the Southerly right of way of Chimney Rock Road and being common with Lots 13 and 14, said point being the True Point of Beginning; thence leaving said point South 51°00'00" West, 75.00 feet; thence South 39°00'00" West, 27.00 feet; thence South 00°20'38" East, 81.78 feet to a point on the Southerly Lot Line of said Lot 14; thence along said Lot Line South 64°44'32" East, 36.24 feet to the most Southerly corner common to said Lots 13 and 14; thence Northerly along said Lot Line North 14°15'03" East, 170.66 feet to the Point of Beginning.

Pursuant to the [Amended] Order Waiving Account, Approving Attorney's Fees and Costs, and Decree of Final Distribution, dated November 27, 2023, rendered by the Ninth Judicial District Court Of The State of Nevada, In And For The County of Douglas (Case No: 2022-PB-00182; Department II), a certified copy of said Order having been filed on December 11, 2023, in the Office of the County Recorder of Douglas County, State of Nevada, as Document No. 2023-1003058, of Official Records, and reference is hereby made to said Order and record thereof, and this Deed is given pursuant to said Order.

**NOTE:** The above metes and bounds description appeared previously in that certain Affidavit of Death recorded in the office of the County Recorder of Douglas County, Nevada, on June 13, 2022, as Document No. 2022-986231 of Official Records.

**Subject to:**

1. Taxes for the current fiscal year, paid current.
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Executed on this 4th day of January, 2024, in the county of Douglas, state of Nevada.

Magdalena Battig  
MAGDALENA BATTIG

STATE OF Nevada  
COUNTY OF Douglas): ss

This instrument was acknowledged before me on this this 4 day of January, 2024, by MAGDALENA BATTIG.



Suzanne Ruffo  
NOTARY PUBLIC

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-23-710-013  
 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: Court Order 1003058 *g*

3. Total Value/Sales Price of Property: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 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 # 3  
 b. Explain Reason for Exemption: A transfer of title recognizing true status of ownership, made w/o consideration-per court order

5. Partial Interest: Percentage being transferred: 100.00 %

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 Magdalena Battig Capacity Grantor/Grantee  
 Signature Anton Battig Capacity Grantee

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

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

Print Name: MAGDALENA BATTIG  
 Address: PO Box 2475  
 City: Stateline  
 State: NV Zip: 89449

Print Name: ANTON BATTIG and MAGDALENA BATTIG  
 Address: PO Box 2475  
 City: Stateline  
 State: NV Zip: 89449

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

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