

APN: 1220-16-210-154  
RETURN RECORDED DEED TO:  
JEPSEN & McMENOMY  
JENNIFER M. McMENOMY, Esq.  
100 Vine Street  
Reno, Nevada 89503

GRANTEES/MAIL TAX STATEMENTS TO:  
Katrina Allmett  
911 Rawhide Court  
Gardnerville, Nevada 89460

The person executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

ADMINISTRATOR'S GRANT DEED

THIS INDENTURE, made on January 30, 2024, by and between KATRINA ALLMETT, Administrator of the Estate of SHARON ANN HALA, deceased, hereinafter referred to as Grantor, and KATRINA ALLMETT, a married woman, as her sole and separate property, hereinafter referred to as Grantee.

WITNESSETH:

WHEREAS, on May 2, 2023, the Grantor, KATRINA ALLMETT was duly appointed as Administrator of the Estate of SHARON ANN HALA, deceased by the Ninth Judicial District Court of the State of Nevada, in and for the County of Washoe, in Case No.2023-PB00024; and

WHEREAS, the above referenced Estate is the owner in fee of all that certain parcel of real property located in the county of Douglas, State of Nevada, as more particularly hereinafter described; and

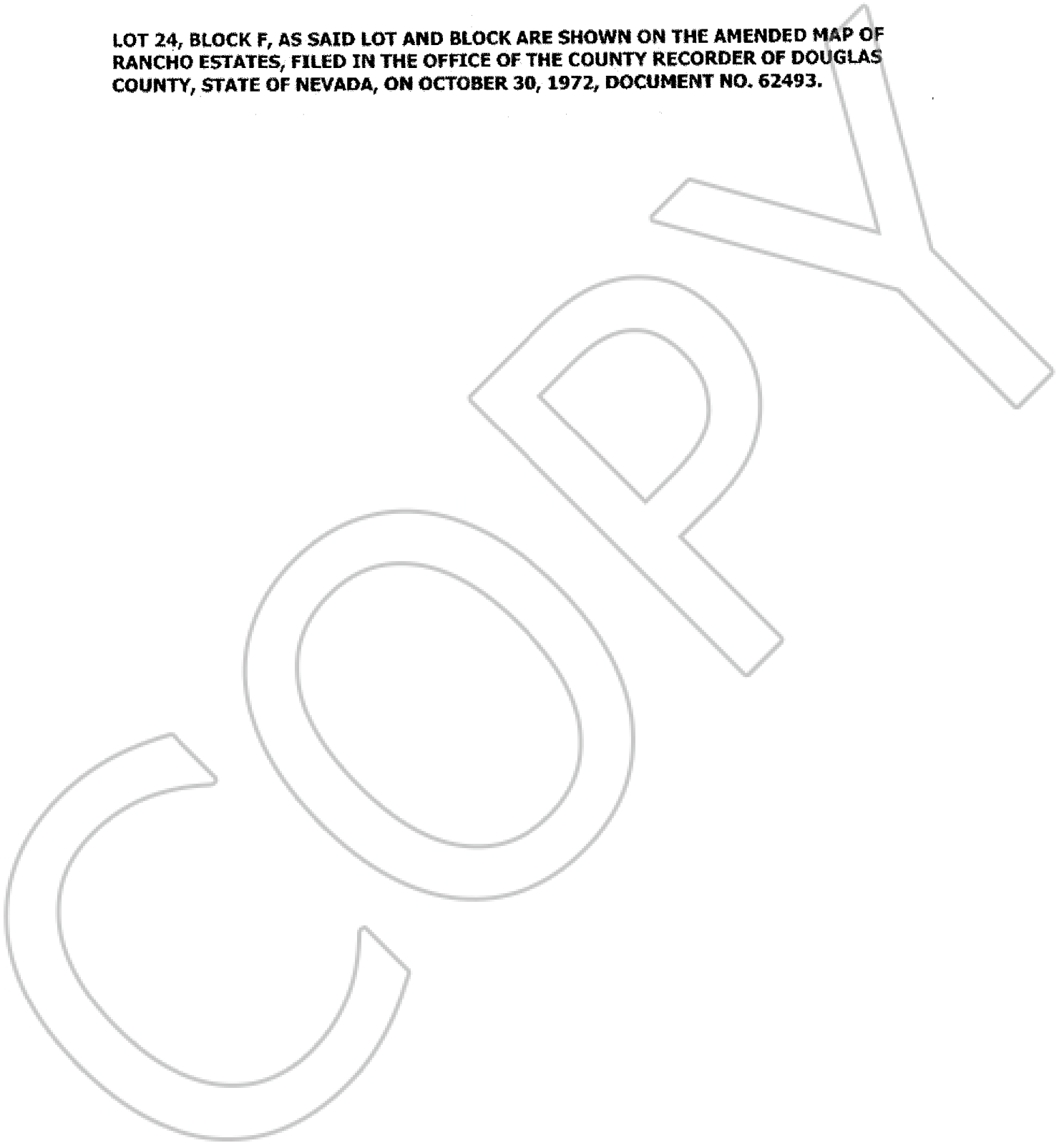
WHEREAS, on October 25, 2023, the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, after a hearing thereon, approved a First and Final Account and Petition for Fees and for Final Distribution, wherein transfer of the hereinafter described real property of the Estate was granted to KATRINA ALLMETT.

That the Grantor, in consideration of the sum of Ten Dollars (\$10.00) in lawful money of the United States and other good consideration to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain,



EXHIBIT A

**LOT 24, BLOCK F, AS SAID LOT AND BLOCK ARE SHOWN ON THE AMENDED MAP OF RANCHO ESTATES, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 30, 1972, DOCUMENT NO. 62493.**



# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1220-16-210-154
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**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: _____ (please specify) |  |                 |

FOR RECORDERS OPTIONAL USE ONLY	
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: \$ 0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section. 3
- b. Explain Reason for Exemption: The Court Appointed Administrator of the Estate is conveying property from the Estate of Sharon Ann Hala to her daughter, Katrina Allmett as 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 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 representative

Signature [Handwritten Signature] Capacity representative

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Katrina Allmett

Address: 911 Rawhide Court

City: Gardnerville

State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Katrina Allmett

Address: 911 Rawhide Court

City: Gardnerville

State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: McMenomy Law, PLLC Escrow # \_\_\_\_\_

Address: 100 Vine Street

City: Reno State: NV Zip: 89503