DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$40.00 \$40.00 Pgs=3 **2024-1004828** 02/16/2024 12:41 PM

MCMENOMY LAW, PLLC

SHAWNYNE GARREN, RECORDER

E03

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,

and sell to the Grantee and to Grantee's heirs, successors and assigns forever, all that certain lot, place, or parcel of land situate, lying, and being in the County of Douglas, State of Nevada, being Assessor's Parcel No. 1220-16-210-154, and more particularly described in Exhibit A.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.

KATRINA ALLMETT, Administrator

STATE OF NEVADA

ss.

WASHOE COUNTY

January 2024

On December 32, 2023, personally appeared before me, a notary public, KATRINA ALLMETT, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.

8, 8 ...

SHANNON RUSSELL Notary Public, State of Nevada

Appointment No. 12-9537-5 My Appt. Expires Sep 2, 2024 NOTARY PUBLIC

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 a) 1220-16-21	Parcel Number (s	5)			\	\
/					\	\
					\	\
d)					\	. \
				JP		\ \
2. Type of Pr	operty:		FOR RE	CORDERS	OPTIONAL USE ON	LY
a)	Vacant Land	b) Single Fam	Res. Notes:			4
c) [e) [Condo/Twnhse Apt. Bldg.	d) 2-4 Plex f) Comm'l/Ind'				1
g) —	Agricultural	h) Mobile Hom				
i)	Other:	•	(please sp	ecify)		
		/		_ \	\	
	ue/Sales Price o		\$			
		Only (value of property		_		
Transfer Ta		((\$			
Real Prope	erty Transfer Tax D	Due:	\$ 0.00			
4. If Exempt	ion Claimed:	\	The same of the sa		/	
		per NRS 375.090, Section	on. 3	/	/	
	•	nption: The Court		istrator of th	he Estate is conveyir	ag property from th
		r daughter, Katrina Allmett as			no Estato is conveyi	ig proporty from the
5. Partial Int	erest: Percentag	ge being transferred:	1 <u>00</u> 9	<u>6</u>		
The undersians	ad declares and ack	knowledges, under penal	hy of porium, r	sureuant te	0 NIDS 375 060	
		ation provided is correct t				
		ocumentation if called up				
		disallowance of any clai				
		a penalty of 10% of the				
	\\		\	_		
	N. N.	Buyer and Seller sha	ll be jointly a	and seve	rally liable for	any
additional an			/ [
Signature _	1 1 2	1	7 - 7		presentative	
Signature <u>k</u>			Ca _l	pacity <u>re</u>	presentative	
		Q				
	<u>ŘANTOR) INFO</u>	ORMATION BUY	ER (GRAN	ITEE) IN	<u> IFORMATIOI</u>	<u> </u>
	REQUIRED)	D 1	(REQUIRE			
Print Name: Address:	Katrina Allmet		t Name: Katri			
	911 Rawhide Cou		ress: 911 Ra		IT.	
City: State:	Gardnerville NV Zin:	89460 City			90460	
State.	NV Zip:	09400 Stat	e: <u>14 v</u>	_ Zip:	89460	
COMPANY	DEDSON DEO	UESTING RECORD	NING			
	NOT THE SELLER OR BU		ZING			
Print Name:	McMenomy Law, I		Escro	w #		
Address:	100 Vine Street					
City: Reno		State:	NV	Zip:	89503	