

**APN: 1318-25-111-017**  
**RPTT:\$**



SHAWNYNE GARREN, RECORDER

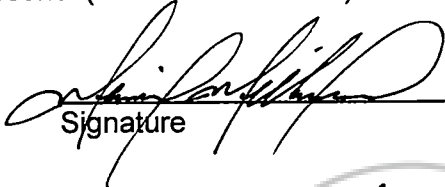
E03

When Recorded, Please Return To & Mail Future Tax Statements To:  
Michael G Millward, Esq. as the General Administrator of the Estate of Ray Warren Exley  
1591 Mono Ave.  
Minden, NV 89423

**QUITCLAIM DEED**

**Please complete Affirmation Statement below:**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

  
Signature

Administrator of Estate of Ray Warren Exley  
Title

Michael G. Millward  
Print Signature

This deed is recorded as a result of the Memorandum Decision After Evidentiary Hearing Regarding The Memorandum Decision And Order Granting Motion To Reconsider (ECF No. 23) And Denying Motion To Dismiss (ECF No. 27) in Case 21-50466-nmc by the United States Bankruptcy Court for the District of Nevada entered on 4/4/2023 that was recorded as Doc # 2023-995281 in Douglas County, Nevada. This deed is also recorded as a result of the Order Granting Petition to Approve Settlement Agreement entered by the Ninth Judicial District Court on 2/5/2024 and recorded concurrently with this deed.

THIS INDENTURE WITNESSETH MADE, December 12, 2023: That KAMMA, LLC a Nevada Limited Liability Company, Grantor, in consideration of the sum of Ten Dollars (\$10,00), does hereby remise, release and forever quitclaim to MICHAEL G. MILLWARD, Esq. as the GENERAL ADMINISTRATOR OF THE ESTATE OF RAY WARREN EXLEY in case No. 20-PB-00129 pending before the Ninth Judicial Court for Douglas County , Nevada, Grantee, all of its right, title and interest in and to that real property situated in the County of Douglas, State of Nevada, described as follows:

That portion of Lots 13 & 14, of Kingsbury Palisades as said Lots were set forth on the map filed in the office of the County Recorder of Douglas County, State of Nevada, September 18, 1962, as Document No. 20864, Official Records of Douglas County, State of Nevada, and that portion of the Southwest ¼ of the Northwest ¼ of Section 25, Township 13 North, Range 18 East, M.D.B.&M., being a portion of Lot 11 - Kingsbury Lakeview, unofficial, described as follows:

Commencing at the Southwest corner of said Lot 131 as said Lot is set forth on the map of Kingsbury Palisades; thence North 0°03'38" West 104.27 feet to a point that lies South 0°03'38" East, 58.73 feet the most Northerly corner of said Lot 13; thence East 117.33 feet to a point in the Westerly right of way line of Panorama Drive; thence Southeasterly along said right of way line along a curve concave to the Southeast with a central angle of 30°27'44" and a radius of 125.00 feet, an arc distance of 66.46 feet; thence south 41.33 feet to the Southeast corner of said Lot 13; thence continuing South 131.68 feet; thence North 89°54' West, 99.81 feet to a point from which the West 1/4 corner of said Section 25, bears South 29°12' West 1,347.78 feet; thence North 0°05' West 132.00 feet to the point of beginning.

Per NRS 111.312, the Legal Description appeared previously in that certain deed, recorded on June 5, 2017, in book 1283 as Instrument No. 2017-899576 in Douglas County Records, Douglas County, Nevada.

More commonly known as: 429 Panorama Drive, Glenbrook, Nevada 89413.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

WITNESS our hands this 12 day of December, 2023.

KAMMA, LLC, a Nevada limited liability company


By: 

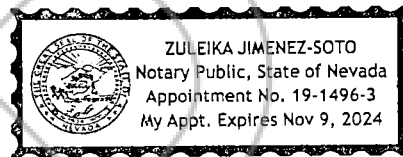
TIMOTHY T. RACICH

Its: MANAGER

STATE OF NEVADA        )  
                                  ) SS:  
COUNTY OF WASHOE    )

On this 12<sup>th</sup> day of December, 2023, before me, a Notary Public, personally appeared TIMOTHY T. RACICH, personally known to me or proved to be the individuals whose names are subscribed to this instrument and acknowledged that they executed it. I declare under penalty of perjury that the individuals whose names are ascribed to this instrument appear to be of sound mind and under no duress, fraud, or undue influence.

  
\_\_\_\_\_  
NOTARY PUBLIC  
In and for Washoe County, Nevada



**State of Nevada  
Declaration of Value**

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

1. Assessor Parcel Number(s)  
1318-25-111-017  
a) \_\_\_\_\_  
b) \_\_\_\_\_  
c) \_\_\_\_\_

**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 _____  |   |

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value:	\$ _____
Real Property Transfer Tax Due:	\$ _____

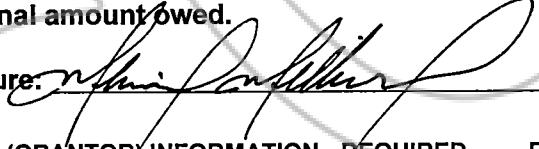
**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 3  
b. Explain Reason for Exemption: File concurrently with 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 therein. 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:  Capacity: Grantee

**SELLER (GRANTOR) INFORMATION - REQUIRED**

**Name:** Kamma LLC  
**Address:** 6700 S. McCarran Blvd  
**City, State, ZIP:** Reno, NV 89509

**BUYER (GRANTEE) INFORMATION - REQUIRED**

**Name:** Michael G Millward, Esq  
**Address:** 1591 Mono Ave.  
**City, State, ZIP:** Minden, NV 89423

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

**Print Name:** Millward Law, Ltd. **Escrow #** \_\_\_\_\_  
**Address:** 1591 Mono Ave.  
**City, State, ZIP:** Minden, NV 89423

**(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)**