

APN: 1318-26-101-082

DOUGLAS COUNTY, NV 2024-1006334
Rec:\$40.00
Total:\$40.00 04/04/2024 09:34 AM
MAHE LAW, LTD Pgs=4

Recording Requested By and Mail To:
JENNIFER MAHE, ESQ.
MAHE LAW, LTD.
707 N. Minnesota Street, Suite D
Carson City, NV 89703



SHAWNYNE GARREN, RECORDER E03

Mail Tax Statements To:
Kendall Coates
P.O. Box 5102
Stateline, NV 89449

The parties 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.230.

EXECUTOR'S DEED

KENDALL COATES and CARRIE AYARBE, as the duly appointed, qualified and acting Administrator's of the Estate of JEFFREY ROSS COATES, deceased, administered in the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, Case No. 2023-PB-00015, pursuant to an Order Confirming of Waiver of Accounting; Granting Petition for Confirmation and for Order Authorizing and Directing Payment of Attorneys' Fees and Costs; and Granting Petition for Final Distribution, a certified copy of which was recorded immediately prior to the recording of this Executor's Deed, hereby grants, bargains and sells unto KENDALL COATES, an unmarried man as his sole and separate property, all right, title and interest of the decedent at the time of his death and all right, title and interest that the estate may have subsequently acquired in the real property situate in the County of Douglas, State of Nevada, identified as Assessor's Parcel Number 1318-26-101-082 and more particularly described as follows:

A portion of land being the Northeast quarter of the Northwest quarter of Section 26, Township 13 North, Range 18 East, M.D.B. & M., more particularly described as follows:

Commencing at the quarter corner between Section 23 and 26, Township 13 North, Range 18 East, M.D.B. & M.; thence South 0° 08' West 1,043.53 feet, to the true point of beginning; thence continuing South 0° 08' West 85.00 feet, thence North 89° 42' West 163.80 feet; thence North 0° 08' East 85.00 feet; thence South 89° 42' East 163.80 feet to the point of Beginning.

Pursuant to NRS 111.312(6) this legal description was previously recorded with the Douglas County Recorder's Office on September 8, 1994, as Document No. 345692.

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 its successors and assigns forever.

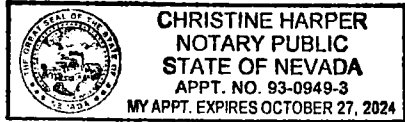
IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.


KENDALL COATES, Administrator


CARRIE AYARBE, Administrator

STATE OF NEVADA)
 : ss.
CARSON CITY)

On March 26th, 2024, personally appeared before me, a notary public, KENDALL COATES, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing Executor's Deed.

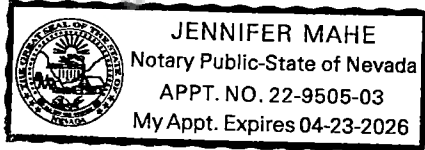


Christine Harper
NOTARY PUBLIC

STATE OF NEVADA)
 : ss.
CARSON CITY)

On March 28, 2024, personally appeared before me, a notary public, CARRIE AYARBE, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that she executed the foregoing Executor's Deed.

Jennifer Mahe
NOTARY PUBLIC



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1318-26-101-082
- 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: <u>Order - 1006332</u>

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: _____
Recognize true status - Pursuant to Court Order entered on December 11, 2023

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 _____ Capacity Agent for Grantors
 Signature _____ Capacity Agent for Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Kendall Coates and Carrie Ayarbe
 Address: P.O. Box 5102
 City: Stateline
 State: NV Zip: 89449

(REQUIRED)
 Print Name: Kendall Coates
 Address: P.O. Box 5102
 City: Stateline
 State: NV Zip: 89449

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Jennifer Mahe, Esq. Escrow # _____
 Address: 707 No. Minnesota Street, Ste D
 City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)