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SHAWNYNE GARREN, RECORDER E03

Natalia K. Vander Laan, Esq.

APN: 1420-35-201-037

Recording requested by:)
Cruz M. Stanek)
2704 Thirsty Magoo Court)
Minden NV 89423)

When recorded mail to:)
Cruz M. Stanek)
2704 Thirsty Magoo Court)
Minden NV 89423)

Mail tax statement to:)
Cruz M. Stanek)
2704 Thirsty Magoo Court)
Minden NV 89423)

RPTT: \$0.00 Exempt (3)
Exempt (3): A transfer of title recognizing true status of ownership; made without consideration
– PER COURT ORDER.

EXECUTOR'S DEED

THIS INDENTURE WITNESSETH THAT:

MARY MARGARET BODIFORD, as Petitioner granted full authority to execute any documentation necessary for administering the affairs of the Estate of ELAINE GAMBOA, deceased, who held title as Elaine Gamboa, an unmarried woman,

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

CRUZ MARGARET STANEK, as the Trustee of the ELAINE GAMBOA FAMILY TRUST AGREEMENT, dated October 28, 2019,

ALL the interest in that real property situated in the county of Douglas, state of Nevada, more particularly described below, together with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Legal Description:

A parcel of land being located within the Northwest 1/4 of Section 35, Township 14 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, being further described as follows: Parcel 4 of Parcel Map LDA 03-11 for Michael E. McCormick, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on August 20, 2003, in Book 803, Page 10571, as Document No. 587199;

Pursuant to the Order Assigning and Setting Aside Decedent's Estate Without Administration, dated August 12, 2024, rendered by the Ninth Judicial District Court Of The State of Nevada, In And For The County of Douglas (Case No: 2024-PB-00091; Department II), a certified copy of said Order having been filed on August 13, 2024, in the Office of the County Recorder of Douglas County, State of Nevada, as Document No. 2024-1010922, 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 Grant, Bargain, and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada, on September 15, 2016, as Document No. 2016-887614 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.

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.

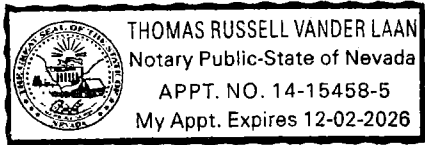
Executed on this August 19, 2024, in the county of Douglas state of Nevada.


MARY MARGARET BODIFORD
Representative of the Estate
ELAINE GAMBOA

///
///
///
///

STATE OF NEVADA)
): ss
COUNTY OF Douglas)

This instrument was acknowledged before me on this August 19, 2024, by MARY MARGARET BODIFORD.



[Handwritten Signature]

NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-35-201-037
 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: _____	

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 Mary Bodiford Capacity _____ Grantor

Signature Cruz M. Stanek Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Mary Bodiford, representative
 Address: 2704 Thirsty Magoo Court
 City: Minden
 State: NV Zip: 89423

Print Name: Cruz M. Stanek, Trustee
 Address: 2704 Thirsty Magoo Court
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Vander Laan Law Firm LLC Escrow # _____
 Address: 1618-B US Hwy 395 N
 City: Minden State: NV Zip: 89423