

Book 78, Page 467, File No. 72389

**When recorded return to:**

R. Jared Holt  
Bowler Holt & Smith LLP  
400 N. Stephanie Street, Suite 235  
Henderson, NV 89014

**Mail tax notice to:**

Janice Yvette Tyler  
510 College Drive, #124  
Henderson, NV 89015

William Tyler  
1111 N. H Street  
Las Vegas, NV 89106

BOOK 438 PAGE 006-007  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
Bowler Holt Smith LLP  
2006 JUN -9 PM 1:39

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES \$5<sup>00</sup>

205263

**ADMINISTRATOR'S DEED**

THIS DEED is executed as of the 26<sup>th</sup> day of May, 2006, by and between Janice Tyler, Administrator of the Estate of Deloise E. Tyler, deceased ("Grantor"), and William Tyler and Janice Tyler as tenants in common, as grantee (the "Grantees"); Janice Tyler's address is 510 College Drive, #124, Henderson, Nevada 89015 and William Tyler's address is 1111 N. H. Street, Las Vegas, Nevada 89106 ("Grantees").

**WITNESSETH:**

WHEREAS, on July 11, 2005, Grantor, Janice Tyler, was duly appointed Administrator of the Estate of Deloise E. Tyler, deceased, by the Eighth Judicial District Court, in and for Clark County, Nevada, in Case No. P54182; and

WHEREAS, the above-referenced Estate is the owner in fee of all that certain parcel of real property located in Eureka County, Utah, as more particularly described hereafter (the "Real Property"); and

WHEREAS, on April 21, 2006, the Eighth Judicial District Court, after a hearing thereon, approved the Order for Waiver of Accounting, for Approval of Attorneys' Fees and Personal Representative's Fee, and for Final Distribution of the Estate wherein transfer of the Real Property was granted to Grantees.

THEREFOR, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey to Grantees that certain real property in Eureka, Nevada, which is more particularly described as follows:

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B.&M.

SECTION 11: N½ SE¼ NW¼

Reserving unto Grantor, its successors and assigns, for roadway, transmission and utility purposes, a perimeter easement 30 feet in width measured inward from, and the interior boundary of said easement running parallel to, each of the exterior boundaries of the property herein described.

Subject to taxes for the present fiscal year, and subsequently: covenants, conditions, restrictions, exceptions and reservations, easements, encumbrances, leases or licenses, right and rights of way of record, if any.

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

TO HAVE AND TO HOLD the interest of the premises, together with the appurtenances, unto the said Grantee, and to Grantees' heirs, successors and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this Deed in favor of Grantees as of the date first set forth above.

"Grantor"

Janice E. Tyler, Administrator  
JANICE TYLER, as Administrator of the Estate of  
Deloise E. Tyler

STATE OF NEVADA                     )  
  ) ss.  
COUNTY OF CLARK                 )

The foregoing instrument was duly acknowledged before me this 26<sup>th</sup> day of May, 2006, by Janice Tyler.



Natasha Waldhalm  
Notary Public

205263

BOOK 438 PAGE 007

**STATE OF NEVADA  
DECLARATION OF VALUE**

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

a) **Book 78, Page 467, File No. 72389**

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

☐ Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument #: 205623

Book 438 Page 006-007

Date of Recording: 6-9-06

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-
(	_____	-0-
\$	_____	-0-
\$	_____	-0-

**4. If Exemption Claimed:**

a) Transfer Tax Exemption per NRS 375.090, Section 5

b) Explain reason for Exemption: Transfer from mother's estate to son and daughter without consideration.

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 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 Paul Holt

Capacity Attorney

Signature Paul Holt

Capacity Attorney

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Estate of Deloise Tyler  
c/o Bowler Holt & Smith LLP

Address: 400 N. Stephanie St.

City: Henderson

State: NV Zip: 89014

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Janice Tyler  
William Tyler

Address: 510 College Drive, #124

City: Henderson

State: NV Zip: 89015

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print name: Bowler Holt & Smith LLP

Escrow #: \_\_\_\_\_

Address: 400 N. Stephanie St., Suite 235

City: Henderson

State: NV Zip: 89014

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)