

DOC # 0217667

06/20/2011

03:18 PM

Official Record

Recording requested By
RYAN J EARL ESQ

Eureka County - NV
Mike Rebaleati - Recorder

Fee: \$19.00

Page 1 of 6

RPTT: \$35.10

Recorded By: FES

Book- 517 Page- 0035



0217667

APN# 005-260-31

Recording Requested by:

Name: Ryan J. Earl, Esq.
Address: 548 W. Plumb Ln, #B
City/State/Zip: Reno, NV 89509

When Recorded Mail to:

Name: Ryan J. Earl, Esq.
Address: 548 W. Plumb Ln, #B
City/State/Zip: Reno, NV 89509

Mail Tax Statement to:

Name: Smile 4U Incorporated
Address: PO Box 888
City/State/Zip: Lynden, WA 98264

(for Recorder's use only)

Deed

(Title of Document)

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 personal information of any person or persons.
(Per NRS 239B.030)

-OR-

☐ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)

Signature

Title

Ryan J. Earl
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

APN: 005-260-31

WHEN RECORDED RETURN TO:

Ryan J. Earl, Esq.
548 W. Plumb Lane, Suite B
Reno, NV 89509

MAIL TAX STATEMENTS TO:

Smile4U Incorporated
P.O. Box 888
Lynden, WA 98264

FOR RECORDER'S USE ONLY

DEED

For consideration, and pursuant to an Order Approving Petition for Confirmation of Sale of Real Property entered May 6, 2011 by the Seventh Judicial District Court, in and for the State of Nevada and for the County of Eureka, In the Matter of the Estate of Helen Rea, aka Helen Melinda Rea, PR1007-199, a certified copy of which is attached hereto as Exhibit A, Bianca Kenner, on behalf of the Estate of Helen Rea, aka Helen Melinda Rea, Deceased (herein "Grantor"), hereby deeds and conveys to Smile4U Incorporated (herein "Grantee"), all of the Grantor's right, title and interest in and to that real property located in Eureka County, Nevada more particularly described as follows:

The Northwest quarter of the Southwest quarter, Section 17, Township 30 North, Range 49 East, M.D.B.M. as per Government Survey.

(APN 005-260-31)

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Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder, rents, issues and profits associated with the property interest conveyed in this instrument.

Dated this 13 day of June, 2011.

By:

Bianca Kerliner,
On Behalf of the Estate of
Helen Rea, aka Helen Melinda Rea

ACKNOWLEDGMENT

COUNTY OF WASHOE)
SS.)
STATE OF NEVADA)

On the 13th day of June, 2011, personally appeared before me, a Notary Public, the person known by me or proved by competent evidence to be Bianca Kenner, who acknowledged to me that she executed the foregoing Deed in the capacity so stated and that she did so freely, voluntarily and for the uses and purposes therein described.

Sam White
Notary Public

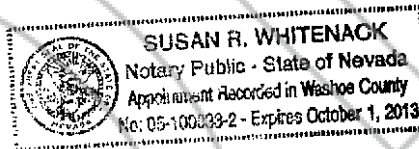


EXHIBIT A

COPY



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MAY 06 2011

Case No.: PR1007-199

Dept No.: 1

Eureka County Clerk
By Jannan Cantrell Deputy

The undersigned hereby affirms this document
does not contain a social security number

IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF EUREKA

IN THE MATTER OF THE ESTATE OF
HELEN REA, AKA HELEN MELINDA
REA,

ORDER APPROVING PETITION FOR
CONFIRMATION OF SALE OF REAL
PROPERTY

Deceased.

On Friday, May 6, 2011, this Court conducted a hearing on the Petition for Confirmation of Sale of Real Property filed by the Co-Administrators, Francine Teitelbaum and Bianca Kenner, by and through their attorney of record, Ryan J. Earl, Esq. The file includes proof that due notice of this hearing was given as required by law; that the property was appraised within one year prior to the sale, a notice of private sale was published in the Eureka Sentinel for the statutory period of time; and that the bid price represents the fair market value of the property to be sold. There being no additional offers tendered, and good cause appearing,

IT IS HEREBY ORDERED as follows:

1. The property was owned by Decedent.
2. The sale of the real property described below, to Smile4U Incorporated, for the sum of Four Thousand Dollars and no cents (\$4,000.00), under the terms and conditions as set forth in the transactional documents attached to the petition for confirmation of real property, is hereby confirmed. The purchase price shall be paid in full at the time of closing.
3. The Assessor's Parcel Number for the subject property is 005-260-31. The

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Clerk & Treasurer



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property is more particularly described as follows:

The Northwest quarter of the Southwest quarter, Section 17,
Township 30 North, Range 49 East, M.D.B.M. as per Government
Survey.

4. Bianca Kenner, as Co-Administrator, is authorized to unilaterally sign the necessary documents, including the conveyance deed, to complete the sale and convey the property on behalf of the Estate.
5. The Buyer is authorized to direct the proceeds of the sale to the Trust Account of the Law Offices of Ryan J. Earl and the proceeds are to be held pending final distribution approval by this Court.
6. Unless otherwise specified in the Purchase and Sale Agreement, the court authorizes the payment of any other necessary costs and/or expenses related to the sale.

IT IS SO ORDERED.

Dated this 6th day of May, 2011.

By: J. Steve L. Dobrescu
District Court

Submitted by:
Ryan J. Earl, Esq. (SB#5292)
548 W. Plumb Lane, Suite B
Reno, NV 89509
(775) 829-1800
Attorney for Co-Administrators

SEVENTH JUDICIAL DISTRICT COURT,
IN AND FOR COUNTY OF EUREKA,
STATE OF NEVADA } SS

I, the Undersigned COUNTY CLERK and Ex-Officio
CLERK of the SEVENTH JUDICIAL DISTRICT COURT do hereby CERTIFY
that the foregoing is a full, true and correct copy of the original on file in
my office and that I have carefully compared the same with the
original.

WITNESS, My Hand and Seal of said
DISTRICT COURT, this 16th day of May 20 11

County Clerk and Ex-Officio Court Clerk

Deanne M. Cantrell Deputy

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-217667

06/28/2011

03:18 PM

Official Record

Recording requested By
RYAN J EARL ESQ

Eureka County - NV

Mike Rebaleati - Recorder

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Recorded By: FES RPTT: \$35.10
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1. Assessor Parcel Number (s)

a) 005-260-31
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

Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 4,000.00
Transfer Tax Value: \$ 5,800.00
Real Property Transfer Tax Due: \$ 35.10

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

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 Ryan J. Earl Capacity Attorney
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED) Estate of Helen Lea (REQUIRED)
Print Name: Dianca Kenner Admin Print Name: Smile 4u Incorporated
Address: 548 W. Plumb Ln, #13 Address: PO Box 888
City: Reno City: Lynden
State: NV Zip: 89509 State: WA Zip: 98264

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ryan J. Earl Escrow # _____
Address: 548 W. Plumb Ln, #13
City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)