

**DOC # 0224425**

06/07/2013

01:33 PM

**Official Record**

Recording requested By  
RYAN J EARL ESQ

**Eureka County - NV**

**Mike Rebaleati - Recorder**

Fee: \$22.00

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RPTT:

Recorded By: FES

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0224425

APN: 003-191-23

**WHEN RECORDED RETURN TO:**

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

**MAIL TAX STATEMENTS TO:**

Peter Tice, Trustee of the  
Robert D. Tice Living Trust  
2705 Moon Wave Avenue  
Las Vegas, NV 89031

**FOR RECORDER'S USE ONLY**

**DEED**

For no consideration, and pursuant to an Order Approving First and Final Accounting; Petition for Distribution and Request for Payment of Fees and Costs entered March 28, 2013, by the Second Judicial District Court, in and for the County of Washoe, State of Nevada, In the Matter of the Estate of Robert D. Tice, Case No. PR12-00264, a certified copy of which is attached hereto as Exhibit A, Pete Tice and Guardianship Services of Nevada, Inc., on behalf of the Estate of Robert D. Tice, Deceased (herein "Grantor"), hereby sets aside, transfers and conveys to Peter Tice, Trustee of the Robert D. Tice Living Trust, dated May 21, 2004 (herein "Grantee"), all of the Grantor's right, title and interest in and to that real property located in Eureka County, Nevada commonly known as 4 Prospect Court, Kingston, Eureka County, Nevada (APN: 003-191-23), more particularly described as follows:

Lot Twenty-Six (26) in Block "G" of Kingston Town Unit No. 3, according the map thereof, filed in the Office of the County Recorder of Lander County, State of Nevada, as Document No. 72706, on December 26, 1972.

EXCEPTING therefrom all minerals, oil,  
gas and hydrocarbons.

Subject to:

1. Taxes for the fiscal year 1977-1978
2. Patent Reservations.
3. Easements, restrictions and rights of way of record.

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 20 day of April, 2013

By: [Signature]  
Pete Tice, Co-Personal Representative  
of the Estate of Robert D. Tice

Dated this 23 day of May, 2013

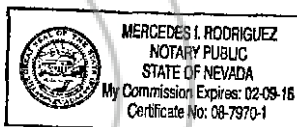
By: [Signature]  
Authorized Representative of  
Guardianship Services of Nevada, Inc.,  
Co-Personal Representative  
of the Estate of Robert D. Tice

**ACKNOWLEDGMENT**

COUNTY OF Clark )  
STATE OF Nevada ) ss.

On the 20 day of April, 2013, personally appeared before me, a Notary Public, the person known by me or proved by competent evidence to be Pete Tice, who acknowledged to me that he executed the foregoing Deed in the capacity so stated and that he did so freely, voluntarily and for the uses and purposes therein described.

[Signature]  
Notary Public

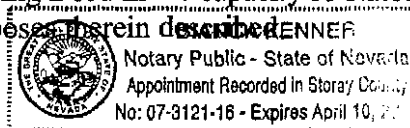


**ACKNOWLEDGMENT**

COUNTY OF WASHOE )  
STATE OF NEVADA ) ss.

On the 23 day of May, 2013, personally appeared before me, a Notary Public, the person known by me or proved by competent evidence to be Bonni Walker 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.

[Signature]  
Notary Public



4/10/15

EXHIBIT A

COPY



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1 CODE 2770  
2 Ryan J. Earl (NV Bar 5292)  
3 Law Offices of Ryan J. Earl  
4 548 W. Plumb Lane, Suite B  
5 Reno, Nevada 89509  
6 Tel: (775) 829-1800  
7 Fax: (775) 825-7881  
8 Attorney for Personal Representatives

9 **IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**  
10  
11 **IN AND FOR THE COUNTY OF WASHOE**

12  
13 IN THE MATTER OF THE ESTATE OF CASE NO. PR12- 00264  
14 ROBERT D. TICE, DEPT. NO. PR  
15 Deceased.

16 **ORDER APPROVING FIRST AND FINAL ACCOUNTING; PETITION FOR**  
17 **DISTRIBUTION AND REQUEST FOR PAYMENT OF FEES AND COSTS**

18 On February 15, 2013, the Personal Representatives Pete Tice and  
19 Guardianship Services of Nevada, Inc., filed a First and Final Accounting;  
20 Petition for Distribution and a Request for Payment of Fees and Costs. The  
21 Petition came on the Court's regular calendar for hearing on March 28, 2013.  
22 The Court, having reviewed the pleadings and papers currently on file, finds  
23 and orders as follows:

- 24 1. All required legal notices of the above-captioned matter have  
25 been regularly given for the period and in the manner  
26 prescribed by law, as further shown by the affidavits of service  
27 on file herein.  
28 2. All acts and transactions of the Personal Representatives during

1 the period of this administration are truly shown and approved.  
2 The allegations of the first and final accounting and petition for  
3 distribution are uncontradicted and found to be true and  
4 approved.  
5 3. The above estate is subject to summary administration because  
6 the value of the estate does not exceed \$200,000.00.  
7  
8 4. No monies are due the State of Nevada, Department of Human  
9 Resources Medical Estate Recovery Unit. There are no family  
10 allowances or debts having preference by laws of the United  
11 States. There are no wages due third parties. There were no  
12 other sales, exchanges, investments, acquisitions, gifts,  
13 mortgages, or other transactions that increased, decreased, or  
14 otherwise altered Decedent's property holdings.  
15 5. The Personal Representatives have rendered valuable services  
16 to the estate and are entitled to a statutory fee. Pete Tice has  
17 agreed to waive his commission. Guardianship Services of  
18 Nevada, Inc., is entitled to receive a commission in the amount  
19 of \$1,042.69 and the Co-Personal Representatives are  
20 authorized to pay Guardianship Services of Nevada, Inc.,  
21 \$1,042.69 in statutory commission and reimburse them  
22 \$225.91 in costs.  
23  
24 6. The attorney's fees in the amount of \$5,531.16 and costs in the  
25 amount of \$520.00 are hereby approved and the Co-Personal  
26



Representatives are authorized to pay the same to Ryan J. Earl, Esq., for services rendered.

7. Pete Tice shall be responsible for any tax liabilities associated with the Estate of Robert D. Tice or the Robert D. Tice Living Trust, dated May 21, 2004.

8. The Personal Representatives are authorized to distribute all remaining property, both real and personal, to Pete Tice, Trustee of the Robert D. Tice Living Trust, dated May 21, 2004, as directed in the Decedent's Will, as follows:

a. All personal property, including any jewelry, personal belongings, furniture and furnishings shall be distributed to Pete Tice, Trustee of the Robert D. Tice Living Trust, dated May 21, 2004.

b. The approximate sum of \$163.78 shall be distributed to Pete Tice, Trustee of the Robert D. Tice Living Trust, dated May 21, 2004.

c. The real property located at 40 N. Spring Mountain Circle, Sparks, Nevada 89436 (APN: 089-200-42), more particularly described as follows:

PARCEL ONE:

Lot 42 in Block D of DESERT SPRINGS UNIT 1, according to the map thereof filed in the office of the County Recorder of Washoe County, State of Nevada, on November 21, 1978.

1 PARCEL TWO:

2 An undivided 1/265th Interest in and to  
3 the Common Area as shown on the  
4 map of DESERT SPRINGS UNIT 1,  
5 recorded in the office of the County  
6 Recorder of Washoe County, State of  
7 Nevada, on November 21, 1978.

8 shall be distributed to Pete Tice, Trustee of the Robert D.  
9 Tice Living Trust, dated May 21, 2004, subject to any  
10 liens or encumbrances.

- 11 d. The real property located at 4 Prospect Court, Kingston,  
12 Eureka County, Nevada (APN: 003-191-23), more  
13 particularly described as follows:

14 Lot Twenty-Six (26) in Block "G" of Kingston Town  
15 Unit No. 3, according the map thereof, filed in the  
16 Office of the County Recorder of Lander County,  
17 State of Nevada, as Document No. 72706, on  
18 December 26, 1972.

19 EXCEPTING therefrom all minerals, oil, gas and  
20 hydrocarbons.

21 Subject to:

- 22 1. Taxes for the fiscal year 1977-1978  
23 2. Patent Reservations.  
24 3. Easements, restrictions and rights of way of  
25 record.

26 shall be distributed to Pete Tice, Trustee of the Robert D.  
27 Tice Living Trust, dated May 21, 2004, subject to any  
28 liens or encumbrances.

- d. The vehicles described as follows:

1 1978 Ford F-150 (VIN: F14HRCE1341)

2 1988 Nissan (VIN: JN1PB22S4JU522713)

3 shall be distributed to Pete Tice, Trustee of the Robert D.  
4 Tice Living Trust, dated May 21, 2004.

5 9. The Personal Representatives are authorized to distribute any  
6 after-discovered assets to Pete Tice, Trustee of the Robert D.  
7 Tice Living Trust, dated May 21, 2004.

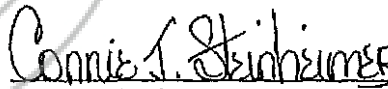
8 10. Upon the filing of appropriate receipts, vouchers, distributees'  
9 vouchers and a statement demonstrating the precise  
10 distribution amounts, including any monies held in reserve, Pete  
11 Tice and Guardianship Services of Nevada, Inc., may apply to  
12 the Court to be discharged of their duties and obligations as  
13 personal representatives, and this estate shall be closed.  
14

15 DATED this 22 day of March, 2013.

16 IT IS SO RECOMMENDED.

17   
18 Probate Commissioner

19 IT IS SO ORDERED.

20   
21 District Judge

22 Submitted by:  
23 Ryan J. Earl, Esq. (SB# 5292)  
24 Law Offices of Ryan J. Earl  
25 548 W. Plumb Lane, Suite B  
26 Reno, NV 89509  
(775) 829-1800  
Attorney for Co-Personal Representatives

- 5 -

27 Law Offices of  
28 Ryan J. Earl  
548 W. Plumb Lane,  
Suite B  
Reno, NV 89509  
(775) 829-1800

COPY

CERTIFIED COPY  
The document to which this certificate is attached is a full, true and correct copy of the original on file and of record in my office.  
DATE: 3/29/13  
JOEY HASTINGS, Clerk of the Second Judicial District Court, in and for the County of Washoe, State of Nevada.  
By ABrown Deputy



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STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-224425

06/07/2013

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Official Record

Trust Certificate Received  
Recording requested By  
RYAN J EARL ESQ

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$22.00

Recorded By: FES RPTT:

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1. Assessor Parcel Number (s)

a) 003-191-23  
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) \$ 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: 7  
b. Explain Reason for Exemption: Transfer into a Trust  
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 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 Robert D. Tice (REQUIRED) Robert D. Tice Living Trust  
Print Name: Pete Tice, Personal Rep. Print Name: Pete Tice, Trustee  
Address: 2705 Moon Wave Ave Address: 2705 Moon Wave Ave.  
City: Las Vegas City: Las Vegas  
State: NV Zip: 89031 State: NV Zip: 89031

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)  
Print Name: Ryan J. Earl, Esq. Escrow # N/A  
Address: 548 W. Plumb Ln # B  
City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)