

Assessor's Parcel #001-095-05

Recording requested by and return to:  
Mackedon Law, P.C.  
PO Box 1203  
Fallon, Nevada 89407

Mail tax statements to:  
Grantee  
%Tessa Holcomb  
225 River Village Dr.  
Fallon, NV 89406

EUREKA COUNTY, NV  
Rec.\$35.00  
Total:\$35.00  
MACKEDON LAW PC

2019-238281  
03/04/2019 02:05 PM

Pgs=4



LISA HOEHNE, CLERK RECORDER

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE, made this 25 day of February, 2019, between TESSA HOLCOMB, Personal Representative of the Estate of MARGARET ALICIA NUTTALL, deceased, and pursuant to that certain Order entered by the Eleventh Judicial District of the State of Nevada, in and for the County of Eureka, State of Nevada, hereinafter referred to as "Grantor", and TESSA HOLCOMB, a married woman as to her sole and separate property from the estate of her mother and RAEANN SMITH, a married woman as to her sole and separate property from the estate of her mother, hereinafter referred to as Grantee, the parties recite and declare as follows:

1. That on the 15th day of February 2019, the Eleventh Judicial District Court of the State of Nevada, in and for the County of Eureka, made and entered an Order confirming the sale of the decedent's interest in certain real property belonging to the estate of MARGARET ALICIA NUTTALL deceased, to the Grantee, which property is situate in the County of Eureka, State of Nevada and more particularly bounded and described as follows, to wit:

300 Ruby Hill Avenue, Eureka, Nevada  
Assessor's Parcel Number: 001-095-05

Lots 4, 5, & 6 in Block 56, also all that part of Lot 10, Block 56,  
which is particularly described as follows:

BEGINNING at the NW corner of Lot 10, Block 56, thence S 6°40' W along the Westerly boundary line of Lot 10 a distance of 136.93' to a point which is identical with the Westerly 20' highway right of way line, thence N 28°16' E along said right of way line a distance of 71.11' to a point, thence from a tangent which is the last described course, curving to the right with a radius of 220' through an angle of 9°28'01" an arc distance of 36.35' to a point on the Westerly 20' highway right of way line; thence North along the Easterly line of Lot 10 a distance of 10.22' to the Northeasterly corner of Lot 10, thence N 65°30' W along Northerly line of Lot 10 a distance of 81.22' to the NW corner of Lot 10, the place of beginning.

Also, all that part of Lot 7 in Block 56, and which is particularly described as follows:

Beginning at the SW corner of Lot 7, Block 56, thence N 78°12' E a distance of 51.04' to a point on the Westerly 20' highway right of way line, a distance of 15.19' to a point on the Easterly boundary of Lot 7, thence N 6°40' W along the East end line of Lot 7, a distance of 29.64' to the NE corner of Lot 7, thence S 72°29' W along North side line of Lot 7, a distance of 67.19' to the NW corner of Lot 7; thence S 17°31' E along the West end line of Lot 7, a distance of 34.91' to the SW corner of Lot 7, the place of beginning.

The above and foregoing metes and bounds description was previously found recorded in Book 485, Page 254, Document #0213133, Official Records.

The Personal Representative, pursuant to the Order above mentioned of the Eleventh Judicial District Court of the State of Nevada, in and for the County of Eureka, in its Order for Final Distribution, does hereby convey to Grantee all of the decedent's interest in that certain lot, piece or parcel of land situate in the County of Eureka, State of Nevada, as hereinabove described.

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

TO HAVE AND TO HOLD the above-described premises, together with the appurtenances, to Grantee.

IN WITNESS WHEREOF, the Personal Representative of the Estate of MARGARET ALICIA NUTTALL, deceased, has executed this deed the day and year above-written.

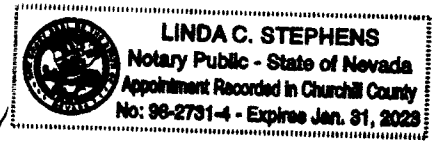
J. Holcomb  
TESSA HOLCOMB,  
Personal Representative

STATE OF NEVADA            )  
  : ss.  
County of Churchill        )

On this 25 day of February 2019, personally appeared before me, a Notary Public, in and for the county and state aforesaid, TESSA HOLCOMB, known to me or who proved to me to be the person, described in and who executed the above and foregoing instrument; who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above-written.

Linda C. Stephens  
Notary Public



# STATE OF NEVADA DECLARATION OF VALUE

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

- a) 001-095-05
- 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        |  |                 |

FOR RECORDERS OPTIONAL USE ONLY	
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: \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 5
- b. Explain Reason for Exemption: Transfer from estate of mother to daughters

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 [Signature] Capacity Attorney

Signature [Signature] Capacity Attorney

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Margaret Alicia Nuttall, deceased  
 Address: %PO Box 1203  
 City: Fallon  
 State: NV Zip: 89406

(REQUIRED)  
 Print Name: Tessa Holcomb, et al  
 Address: 225 River village Dr.  
 City: Fallon  
 State: NV Zip: 89406

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Mackendon Law, PC Escrow # \_\_\_\_\_  
 Address: 170 S. Laverne St  
 City: Fallon, NV 89406 Zip: \_\_\_\_\_