

EUREKA COUNTY, NV
LAND-EXE
Rec:\$35.00
Total:\$35.00

2019-239910
12/13/2019 02:11 PM
Pgs=3

DAVID R INGULDSTAD ESQ



00006905201902399100030039

LISA HOEHNE, CLERK RECORDER E10

This instrument prepared by: DAVID R. INGULDSTAD, ESQ.

Record and Return to: PO Box 568

Whitney Point, NY 13862
(516) 694.1242

Executor's Deed

APN:004-290-06

THIS INDENTURE, made NOVEMBER 26, 2019

BETWEEN THOMAS ANDRINO, residing at 78 Norton Street, Freeport, NY 11520, as Executor of the Estate of NORMA D. ANDRINO, late of May 2, 2019, party of the first part, and

GLENN KORAL, residing at 357 Georgia Acres Road, Gray Court, SC 29645, party of the second part,

WITNESSETH, that whereas Letters of Testamentary were issued to the party of the first part by the Surrogate's Court of Nassau County, New York on November 12, 2019 and by virtue of the power and authority given by Article 11 of the Estates, Powers and Trusts Law, and for no consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees or successors and assigns of the party of the second part all right, title and interest in and to that certain real property situated in Eureka County, State of Nevada, bounded and described as follows:

ALL OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 52 E, M.D.B. & M.

Being the same premises conveyed to Norma Andrino by deed dated November 17, 2006 and recorded in the Eureka County Clerk Recorder's office on December 4, 2006 in Book 448, Page 0233, Doc # 0207111.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and also all the estate which the said decedent had at the time of decedent's death in said premises, and also all the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or otherwise; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the distributees or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


THOMAS ANDRINO, Executor

ACKNOWLEDGMENT

STATE OF NEW YORK,

COUNTY OF NASSAU

C20 (Rev. 1/07)

**Surrogate's Court of the State of New York
Nassau County**

Certificate# 255649

File#: 2019-3882

Certificate of Appointment of Executor

IT IS HEREBY CERTIFIED that Letters for the Estate of the Decedent named below have been granted by this Court, and such Letters are unrevoked, are valid and are in full force as of this date.

Name of Decedent: Norma D Andrino

Date of Death: May 2, 2019

Domicile: Nassau County

Fiduciary Appointed: Thomas Andrino
78 Norton Street
Freeport NY 11520

Letters Issued: LETTERS TESTAMENTARY

Letters Issued On: November 12, 2019

and such Letters are unrevoked and in full force as of this date.

Dated: November 12, 2019
Mineola, New York

IN TESTIMONY WHEREOF, the seal of the Nassau County Surrogate's Court has been affixed.

WITNESS, Honorable Margaret C. Reilly, Judge of the Nassau County Surrogate's Court.



**Debra Keller Leimbach, Chief Clerk
Nassau County Surrogate's Court**

This Certificate is Not Valid Without the Raised Seal of the Nassau County Surrogate's Court and expires 6 months from the issue date of this certificate, unless otherwise stated above.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a. 04-290-06
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.a. Total Value/Sales Price of Property \$ 0.00
b. Deed in Lieu of Foreclosure Only (value of property (_____)
c. Transfer Tax Value: \$ _____
d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 10
b. Explain Reason for Exemption: death of grantor

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 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 Thomas Andrino Capacity: Executor

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Thomas Andrino, Executor
Address: 78 Norton Street
City: Freeport
State: NY Zip: 11520

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Glenn Koral
Address: 357 Georgia Acres Road
City: Gray Court
State: SC Zip: 29645

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

Print Name: David R. Ingvaldstad Esq.
Address: 150 Broadhollow Road, Ste 205
City: Melville

Escrow # _____
State: NY Zip: 11530