

EUREKA COUNTY, NV  
LAND-EXE  
\$35.00  
Total:\$35.00  
LOUIS S. TEST

2019-239914  
12/17/2019 03:26 PM  
Pgs=4

APN: 001-186-07

When Recorded Mail to:  
Louis S. Test  
429 West Plumb Lane  
Reno, Nevada, 89509



00006912201902399140040049

LISA HOEHNE, CLERK RECORDER

Send future tax bills to:

Vincent Curtis Edera and  
Natalie Edera Green, Co-Trustees  
of Peter Edera Living Trust  
2517 Pepper Tree Place  
Plano, Texas, 75074

**EXECUTOR'S DEED**

THIS INDENTURE, made this <sup>December</sup> ~~2nd~~ day of ~~November~~, 2019, by and between

VINCENT CURTIS EDERA, Executor of the Estate of PETER ANTHONY EDERA , also known as PETER A. EDERA, also known as PETER EDERA, Deceased, Case Number PR1811-448, In the Seventh Judicial District Court of the State of Nevada, In and For the County of Eureka, First Party, hereinafter "Grantor", and VINCENT CURTIS EDERA and NATALIE EDERA GREEN, Co-Trustees of the PETER EDERA LIVING TRUST, 2517 Pepper Tree Place, Plano, Texas , Second Party, hereinafter "Grantee"

**WITNESSETH:**

For good and valuable consideration, and pursuant to the Order Settling First and Final Account and Report and Petition for Distribution, dated November 1, 2019, In the Matter of the Estate of PETER ANTHONY EDERA, also known as PETER A. EDERA, also known as PETER EDERA, Deceased, Case No. PR1811-448, In the Seventh Judicial District Court of the State of Nevada, In and For the County of Eureka, Grantor, does by these presents grant, bargain and sell unto Grantee and to its heirs forever, all Grantor's right, title, and interest in and to that

certain lot, piece and parcel of land situate in the Township of Eureka, County of Eureka, State of Nevada, more particularly described as follows, to wit:

421 Goodwin Street  
Eureka, Nevada

Assessor's Parcel No. 001-186-07

Portion of Lot 1 100' x 100' in S W Corner  
and all of Lot 2 in Block 123, Township of  
Eureka.

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, all and singular, the said premises, together with the appurtenances thereunto belonging, unto Grantee, and to its heirs forever.

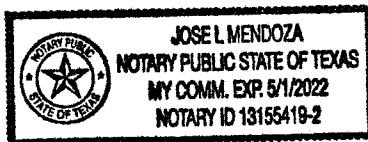
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.




VINCENT CURTIS EDERA, Executor  
of the Estate of PETER ANTHONY EDERA,  
also known as PETER A. EDERA, also known  
as PETER EDERA, Deceased.

STATE OF TEXAS                    )  
                  Collin                   : SS.  
COUNTY OF ~~DALLAS~~                    )

On this 2nd day of ~~November~~<sup>December</sup>, 2019, personally appeared before me, a Notary Public, VINCENT CURTIS EDERA, Executor of the Estate of PETER ANTHONY EDERA, also known as PETER A. EDERA, also known as PETER EDERA, Deceased, who acknowledged to me that he executed the foregoing instrument.



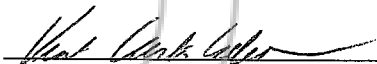
  
\_\_\_\_\_  
NOTARY PUBLIC

AFFIRMATION

Pursuant to NRS 239B.030

The undersigned does hereby affirm that the preceding document, Executor's Deed, does not contain the social security number of any person.

DATED: This 2nd day of ~~November~~<sup>December</sup>, 2019.

  
\_\_\_\_\_  
VINCENT CURTIS EDERA, Executor  
of the Estate of PETER ANTHONY EDERA  
also known as PETER A. EDERA, also known  
as PETER EDERA, Deceased.

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 001-186-07  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

## 2. Type of Property:

- a) Vacant Land  
c) Condo/Twnhse  
e) ☐ Apt. Bldg.  
g) ☐ Agricultural  
i) Other -  
b) ☒ Single Fam Res.  
d) 2-4 Plex  
f) Comm'l/Ind'l  
h) Mobile Home

FOR RECORDERS OPTIONAL USE  
ONLY Document/Instrument#:

Book: \_\_\_\_\_ Page: \_\_\_\_\_

## 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: 3

b. Explain Reason for Exemption: Transfer is made to named beneficiary, pursuant to Will and Order of Distribution, which is being recorded concurrently. Transfer is made 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 \_\_\_\_\_ Capacity Attorney for Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION

(Required)

Print Name: Vincent Curtis Edera, Executor of Estate of Peter Anthony Edera  
Address: 421 Goodwin Street  
City: Eureka  
State: Nevada Zip: 89316

## BUYER (GRANTEE) INFORMATION

(Required)

Print Name Vincent Curtis Edera & Natalie Edera Green, Trustees of Peter Edera Living Trust  
Address: 2517 Pepper Tree Place  
City: Plano  
State: Texas Zip: 75074

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Hoffman, Test & Collier  
Address: 429 West Plumb Lane  
City: Reno State: NV Zip: 89509

Escrow # N/A

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)