

APN# 005-500-06

EUREKA COUNTY, NV  
LAND-EXE  
Rec:\$37.00  
Total:\$37.00  
JASON MORRIS ESQ

2021-247491  
11/24/2021 08:22 AM  
Pgs=9

**Recording Requested by:**

Name: Jason Morris, Esq.

Address: PO Box 2311

City/State/Zip: Reno, NV 89505



**When Recorded Mail to:**

Name: Jason Morris, Esq

Address: PO Box 2311

City/State/Zip: Reno, NV 89505

( for Recorder's use only )

**Mail Tax Statement to:**

Name: Tony Boone

Address: 1841 Harbor Point Circle

City/State/Zip: Weston, FL 33327

Executor's 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

Certified Paralegal to Jason Morris

Title

Caitlin Pagni  
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.



**A.P.N. 005-500-06**

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

**EXECUTOR'S DEED**

THIS GRANT, BARGAIN AND SALE DEED is made by and between Tony Boone as Administrator of the Estate of Roberta Sturm, deceased, ("Grantor"), and Callie Cuffe a/k/a Callie Taylor as to an undivided ½ interest; Tony Boone, as to an undivided ½ interest, as tenants in common (hereinafter referred to as "Grantees").

**WITNESSETH:**

**WHEREAS**, Grantors, as directed in the Order to Set Aside, Seventh Judicial District Court of the State of Nevada in and for the County of Eureka, case number PR2109035 attached hereto as Exhibit A, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to her in hand paid by the Grantees, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN and SELL unto the Grantees and to their successors and assigns forever, all the right, title and interest in that certain real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described on the attached Exhibit B.

**TO HAVE AND TO HOLD** the said premises, together with the appurtenances, unto the Grantees, their successors and assigns forever.

**IN WITNESS WHEREOF**, Grantor has executed these presents this 8 day of November, 2021.

GRANTOR:

ESTATE OF ROBERTA STURM

  
\_\_\_\_\_  
Tony Boone, Administrator

*[Notary Acknowledgement follows on next page]*



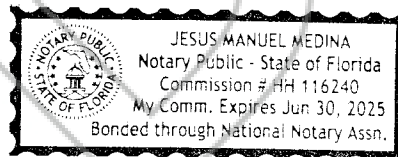
STATE OF FLORIDA     )  
                                          ) ss  
COUNTY OF Broward )

This instrument was acknowledged before me on November 8<sup>th</sup>, 2021 by Tony Boone, as Administrator of the Estate of Roberta Sturm.

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

**Recording Requested by  
and Return to:**  
Jason C. Morris  
Woodburn and Wedge  
6100 Neil Road, Suite 500  
Reno, Nevada 89511

**Send Tax Statements to Grantee c/o:**  
Tony Boone  
1841 Harbor Point Circle  
Weston, Florida 33327





**EXHIBIT A**

COPY



APN# 005-500-06

EUREKA COUNTY, NV  
LAND-USE  
Rec.\$37.00  
Total.\$37.00  
JASON MORRIS ESQ

2021-246495  
10/26/2021 03:26 PM  
Pgs=3

**Recording Requested by:**

Name: Jason Morris, Esq.

Address: PO Box 2311

City/State/Zip: Reno, NV 89505

**When Recorded Mail to:**

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00014040202102464950030038

LISA HOEHNE, CLERK RECORDER

( for Recorder's use only )

Order to Set Aside Estate

**( 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

CERTIFIED PARALEGAL TO JASON MORRIS  
Title

CAITLIN PAGNI  
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.



NO. \_\_\_\_\_ FILED

Case No.: PR 2109035

OCT 19 2021

Dept. No.:

By Eureka County Clerk  
McMahoney

**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  
ROBERTA "BOBBIE" A. STURM,  
Deceased.**

**ORDER TO SET ASIDE ESTATE**

Tony C. Boone having filed his Petition to Set Aside, requesting that the Decedent's estate be set aside, said petition having come on regularly for hearing the 15<sup>th</sup> day of October 2021, proof having been made to the satisfaction of the Court that notice of the time of the hearing has been duly given in the manner required by law, and good cause appearing therefor, the Court finds as follows:

1. Roberta A. Sturm died on October 17, 2017, in Brevard County, Florida, and left real property in the State of Nevada subject to probate.

2. Decedent died intestate.

3. The character and estimated value of the property of the Decedent's estate consists of real property valued at less than One Hundred Thousand Dollars (\$100,000.00).

4. Petitioner Tony C. Boone shall act as administrator and the estate should not be administered upon.

Based on the foregoing findings of fact,

**IT IS HEREBY ORDERED:**

1. Notice to all interested parties has been duly given according to law in this matter;

RECEIVED  
SEP 02 2021  
Eureka County Clerk



2. The value of the Decedent's estate, less encumbrances, does not exceed One Hundred Thousand Dollars (\$100,000.00);

3. Petitioner is authorized to act as the Decedent's Estate representative without bond and authorized to dispose of his Estate as follows;

a. To pay the outstanding debts of the Estate in the order of priority established in N.R.S. § 134.060;

b. To Petitioner's counsel pursuant to their agreement including attorneys' fees and costs;

c. Decedent's property located in the State of Nevada and more particularly described below is hereby set aside to Petitioner Tony C. Boone and Callie Cuffe a/k/a Callie Taylor, in equal shares:

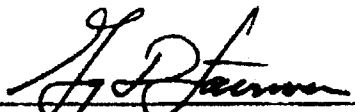
Property situated in the County of Eureka, State of Nevada, described as follows:

Real property located at T29N, R49E Sec. 7 E2NW4  
District 4.0 – Eureka County General District  
APN: 005-500-06

d. Any remaining cash plus any property not now known or discovered that may belong to the Estate or in which the Estate may have any interest up to the maximum value of \$100,000.00 shall be set aside to Tony C. Boone and Callie Cuffe a/k/a Callie Taylor, in equal shares.

DATED this 19<sup>th</sup> day of OCTOBER, 2021.

IT IS SO ORDERED.

  
DISTRICT JUDGE

Submitted by:  
Jason C. Morris, NSB 10689  
Woodburn and Wedge  
Attorneys for Tony C. Boone


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

I, the Undersigned County Clerk Recorder and Ex-Officio Clerk of the Seventh Judicial District Court do hereby certify that the foregoing is a true and correct copy of the original on file in my office.

Witness hand and seal of the Seventh Judicial District Court

This 26 day of October 2021

Eureka County Clerk Recorder and Ex-Officio Court Clerk

By: , Deputy Clerk Recorder (Seal Affixed)



**EXHIBIT B**

Real property located at T29N, R49E Sec. 7 E2NW4 more particularly described as follows:

Land situated in the County of Eureka in the State of Nevada

District 4.0 – Eureka County General District  
APN: 005-500-06

TOGETHER WITH ALL AND SINGULAR HEREDITAMENT AND APPURTENANCES  
THERUNTO BELONGING OR IN ANY WAY APPERTAINING TO.



# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 005-500-06  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

## 2. Type of Property:

- |                                        |              |                             |                 |
|----------------------------------------|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land  | b) <input 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 of real property if owner is related to whom it is conveyed w/i first degree lineal consanguinity or affinity

## 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: [Signature] Capacity: Legal Assistant to Jason Morris  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>Administrator of the Estate of Robert A. Drum</u>	Print Name: <u>Tony Boone &amp; Callie Cuffe aka Callie Taylor</u>
Address: <u>1841 Harbor Point Circle</u>	Address: <u>1841 Harbor Point Circle</u>
City: <u>Weston</u>	City: <u>Weston</u>
State: <u>FL</u> Zip: <u>33327</u>	State: <u>FL</u> Zip: <u>33327</u>

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Jason Morris, Esq; Woodburn and Wedge Escrow # NV Bar No. 10689  
Address: 6100 Neil Road Suite 500  
City: Reno State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)