


GRANT, BARGAIN, and SALE DEED

APN: 007-050-21

EUREKA COUNTY, NV
LAND-GBS
Rec:\$37.00
Total:\$37.00
JOANN VERNACI

2022-248305
07/07/2022 10:07 AM
Pgs=5

RECORDING REQUESTED BY AND MAIL TAX STATEMENT BY
Name: JoAnn Vernaci
Address: 98985 Sacatara Ranch Rd.
City/State/Zip: InyoKern CA 93527


00016028202202483050050050 E05
KATHERINE J. BOWLING, CLERK RECORDER

THIS INDENTURE WITNESS That the GRANTOR(S): Albert R. Ashley (Deceased) for and in consideration of 0.00 Dollars (\$ 0.00) the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SALE AND CONVEY to GRANTEE(S): JoAnn Vernaci whose address is (if applicable): 98985 Sacatara Ranch Rd., situate in the City of InyoKern, County of Tulare, State of California.

All that certain property in the County of Eureka, State of Nevada bounded and described as follows:
(Set forth legal description)

Parcel No. 007-050-21
T 23 N. R 52 E Sec 6 (Por of)
28.45± acres

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to. In Witness Whereof, I/We have hereunto set my hand/our hands on 7-7-22

JoAnn Vernaci
Signature of Grantor
JoAnn Vernaci
Print or type name here


Signature of Grantor

Print or type name here

STATE OF NEVADA }
COUNTY OF EUREKA }

This instrument was acknowledged before me on (date) July 7, 2022
By (person(s) appearing before notary public) JoAnn Vernaci * * *

Diane D. Podborny
Notary Public
My Commission expires: Dec 31, 2024

 **DIANE D. PODBORNY**
Notary Public - State of Nevada
Appointment Recorded in Eureka County
No: 13-10500-8 - Expires December 31, 2024

RECEIVED

OCT 27 2021

Eureka County Clerk

OSEA
JOHN VERNACI
(Name)
9085 SACATA RANCH RD
(Address)
WYKEGAN, CA 93527
(City, State, Zip Code)
559-850-7482
(Telephone number - cell Address)
Petitioner, Self-Represented

NO _____ FILED _____

DEC 01 2022

Eureka County Clerk
P. McHenry

SEVENTH JUDICIAL DISTRICT COURT

EUREKA COUNTY, NEVADA

In the Matter of the Estate of:

ALBERT R ASHLEY

Deceased.

Case No.: PR-2110-042
Dept. No.: PC-1

ORDER TO PROVE WILL AND SET ASIDE ESTATE WITHOUT ADMINISTRATION

It appearing to the satisfaction of the Court that a Petition to Prove Will and Set Aside The Estate Without Administration of the above named Decedent has been filed, and that notice of the time and place of the hearing thereon has been duly given in the manner prescribed by law, and that no one has objected or presented any reason why said Petition should not be granted.

The Court finds that the gross value of the Nevada Estate of the Decedent, after deducting any encumbrances, does not exceed One Hundred Thousand Dollars (\$100,000.00), and this is a proper case for the whole of the Estate to be set aside, pursuant to the Last Will and Testament of the Decedent and NRS 146.070(1) or pursuant to NRS 146.020(2).

IT IS HEREBY ORDERED, ADJUDICATED AND DECREED:

1. That the Will of the Decedent filed herein dated the (insert date of Will) 2nd day of July, 2021, is hereby proved to be a legal and valid Will.

2. That the Nevada Estate of (decedent's name) ALBERT R ASHLEY.

Decedent, is hereby found to include:

- (List, with specificity, all the property in decedent's estate.)
- For bank accounts, CDs, stock certificates, etc., include the name of the financial institution & account number.
 - For vehicles, include year, make, model, & vehicle identification number (VIN).
 - List all personal property, including furniture, jewelry, cash, etc.
 - For real property (houses, land, etc.), include property street address, legal description, & assessor's parcel number (APN).
 - The "Estimated Gross Value" is the value of the property, before deductions. For example, it is the value of a house or a car without subtracting any loans or mortgages.)

Type of Property & Description	Estimated Gross Value
Parcel No 007-050-21	\$ 21,400.00
T 23 N. R 52 E S 1/4 6 (Port of)	
28.45 acres	

3. That this Order shall be used as the document transferring the title to said property; and that Decedent's Estate is hereby transferred, assigned and set aside in the following

DIRECTION:
 (List all the people who will receive property, and in what percentage they'll receive property, or what they will be receiving. For example, if everything goes to you, you might say, "The entirety of the estate to John Doe." Or if you want to split the estate between you and two others, you might say, "50% of the estate to John Doe and 50% of the estate to Bob Brown." Or, if you can be more specific as to items, you might say, "The Chase Checking Account #123456 to John Doe; the 2014 Toyota Camry, VIN 123456, to Bob Brown, and the gold ring to Jane Doe.")

JOANNA VERNACI

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4. That said Estate shall not be further administered upon.

DATED this ⁵⁺ 1 day of FEBRUARY, 20 22.

DISTRICT COURT JUDGE

Respectfully submitted,

By: _____
(Signature)

(Print name)

SELF-REPRESENTED

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 7th day of JULY, 20 22
Eureka County Clerk Recorder and Ex-Officio Court Clerk
By: B. Maloney, Deputy Clerk Recorder (Seal Affixed)

5/11/21

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 007-050-21
 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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property \$ 21,400.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: FATHER TO DAUGHTER

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 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 JoAnn Vernaci Capacity Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Albert R. Ashley (deceased)
 Address: _____
 City: _____
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: JoAnn Vernaci
 Address: 98985 Sacatar Ranch Rd.
 City: Inyokern
 State: CA Zip: 93527

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____