

GRANT, BARGAIN, and SALE DEED

APN: 007-050-21

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: JoAnn Vernaci
 Address: 98985 Sacatara Ranch Rd.
 City/State/Zip: Inyo Kern CA 93527

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

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



00016028202202483050050050
 KATHERINE J. BOWLING, CLERK RECORDER

THIS INDENTURE WITNESS That the GRANTOR(S):

Albert R. Ashley (Deceased)

for and in consideration of

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 Inyo Kern, 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

Signature of Grantor:

JoAnn Vernaci

Print or type name here

Print or type name here

STATE OF NEVADA }

COUNTY OF EUREKA }

This instrument was acknowledged before me on (date) July 7, 2022By (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
CL

Eureka County Clerk

1 OSEA

2 JOHN VERNACI

(Name)

3 7075 SACATA RANCH RD

(Address)

4 WYKEAN, CA 93527

(City, State, Zip Code)

5 559-850-7482

(Telephone number - cell Address)

Petitioner, Self-Represented

NO

FILED

OCT 01 2022

Eureka County Clerk

By: P. McNamee

6 SEVENTH JUDICIAL DISTRICT COURT

7 EUREKA COUNTY, NEVADA

8
9 In the Matter of the Estate of:

10 ALBERT R ASHLEY

11 Deceased.

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

12
13
14 **ORDER TO PROVE WILL AND SET ASIDE ESTATE WITHOUT ADMINISTRATION**

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

20 The Court finds that the gross value of the Nevada Estate of the Decedent, after deducting
21 any encumbrances, does not exceed One Hundred Thousand Dollars (\$100,000.00), and this is a
22 proper case for the whole of the Estate to be set aside, pursuant to the Last Will and Testament of
23 the Decedent and NRS 146.070(1) or pursuant to NRS 146.020(2).
24

IT IS HEREBY ORDERED, ADJUDICATED AND DECREED:

1. That the Will of the Decedent filed herein dated the nd 2 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

DEVISEE:

(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 LERNACI

///

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
STATE OF NEVADA

} SS

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:  Deputy Clerk Recorder (Seal Affixed)

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 Sacatur 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: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED