

EUREKA COUNTY, NV

RPTT:\$0.00 Rec:\$37.00

\$37.00 Pgs=4

HOLLEY DRIGGS, LTD

KATHERINE J. BOWLING, CLERK RECORDER E05

2024-251621

01/12/2024 01:05 PM

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only
and avoid printing in the 1" margins of document)

APN# 005-220-04 and 005-030-11

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

TITLE OF DOCUMENT

(DO NOT Abbreviate)

Personal Representative's Deed

**Document Title on cover page must appear EXACTLY as the first page of the document
to be recorded.**

RECORDING REQUESTED BY:

Audrey Damonte, Esq.

RETURN TO: Name Audrey Damonte, Esq., Holley Driggs, Ltd.

Address 800 S. Meadows Parkway, Suite 800

City/State/Zip Reno, Nevada 89521

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name Sharon Bartelheim, Janice Baldwin and Judy Mangold

Address 15 Starburst Circle

City/State/Zip Sparks, Nevada 89441

This page provides additional information required by NRS 111.312 Sections 1-2.

To print this document properly, do not use page scaling.

P:\Common\Forms & Notices\Cover Page Template Oct2017

APN: 005-220-04 and 005-030-11

**RECORDING REQUESTED BY AND
RETURN RECORDED DEED TO:**

AUDREY DAMONTE, ESQ.
HOLLEY DRIGGS LTD.
800 South Meadows Parkway, Suite 800
Reno, Nevada 89521

R.P.T.T. Except Under NRS 375.090(5)

Mail Tax Statements to:
Sharon Bartelheim
Janice Baldwin and Judy Mangold
15 Starburst Circle
Sparks, Nevada 89441

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, made this 8 day of December, 2023, by and between SHARON BARTELHEIM and JANICE BALDWIN, as Personal Representatives of the ESTATE OF LUCIA POLLEY JONES, also known as LUCIA E. JONES and LUCIA JONES, Deceased, party of the first part, and SHARON BARTELHEIM, a married woman as her sole and separate property, JANICE BALDWIN, a married woman as her sole and separate property, and JUDY MANGOLD, a married woman as her sole and separate property, as to the Decedent's interest in and to the real property, as party of the second part,

WHEREAS, LUCIA POLLEY JONES, also known as LUCIA E. JONES and LUCIA JONES, ("Decedent") resided in the State of Nevada, City of Sparks, County of Washoe and died testate on September 23, 2022. Thereafter proceedings were instituted in the Second Judicial District Court in and for the County of Washoe, Nevada ("Court") as Case No. PR22-00906 to administer the estate of said decedent. On January 13, 2023, SHARON BARTELHEIM and JANICE BALDWIN, Grantors, were duly appointed and qualified as the Personal Representatives

of said estate and letters issued out of said Court to Grantors, and said letters are now in full force and effect, and

WIIEREAS, on November 17, 2023, the Court entered its Order Approving First and Final Report, Account, Petition for Fees and Petition for Final Distribution, (the "Order") which was recorded prior to the recording of this Deed in the records of the Eureka County Recorder.

NOW THEREFORE, in accordance with the Order and other good and valuable consideration, the receipt of which is hereby acknowledged, the Personal Representatives of the said estate do hereby grant, sell and convey to SHARON BARTELHEIM, a married woman as her sole and separate property, JANICE BALDWIN, a married woman as her sole and separate property, and JUDY MANGOLD, a married woman as her sole and separate property, to have to hold forever all of the Decedent's right, title and interest as in and to all of that certain real property located at County of Eureka, Nevada, (APN: 005-220-04 and 005-030-11), and more particularly described as follows::

T30N, R48E SECTION 23 W2 , SW4, SW4, W2, E2, SW4, SW4

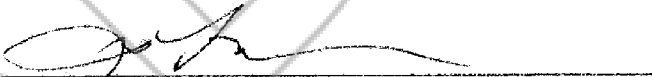
And

T31N, R48E SECTION 9, W-1/2, SE-1/4, NE-1/4

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to.

IN WITNESS WHEREOF, the said Grantors, SHARON BARTELHEIM and JANICE BALDWIN, as Personal Representatives of the ESTATE OF LUCIA POLLEY JONES, also known as LUCIA E. JONES and LUCIA JONES, deceased, have hereunto set their hands and seals on the 8 day of December, 2023.

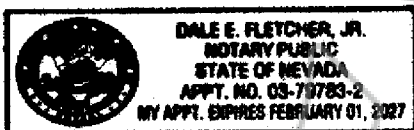

SHARON BARTELHEIM

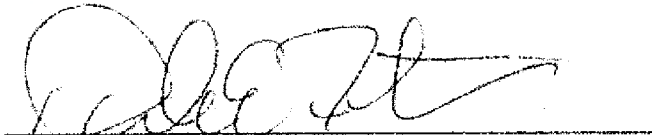

JANICE BALDWIN

STATE OF NEVADA)
)SS.:
COUNTY OF WASHOE)

I, DALE E. FLETCHER JR. a Notary Public, do hereby certify SHARON BARTELHEIM and JANICE BALDWIN, as Personal Representatives of the ESTATE OF LUCIA POLLEY JONES, also known as LUCIA E. JONES and LUCIA JONES deceased, personally known to me (or proved to be) to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on this 8th day of December, 2023.




Notary Public

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 005-220-04
b. 005-030-11
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

b. Deed in Lieu of Foreclosure Only (value of property (_____)

c. Transfer Tax Value: \$ _____

d. 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: A transfer, assignment or other conveyance of real property if the owner of the property is related to the person to whom it is conveyed within the first degree of lineal consanguinity. The grantees are the children of the Decedent.

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 Audrey Damonte Capacity: Attorney

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED) Sharon Bartelheim

Print Name: and Janice Baldwin, Per. Reps.

Address: 15 Starburst Circle

City: Sparks

State: Nevada Zip: 89441

BUYER (GRANTEE) INFORMATION
(REQUIRED) Sharon Bartelheim,

Print Name: Janice Baldwin and Judy Mangold

Address: 15 Starburst Circle

City: Sparks

State: Nevada Zip: 89441

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

Print Name: Audrey Damonte, Esq. - Holley Driggs, Ltd.

Escrow # _____

Address: 800 S. Meadows Parkway, Suite 800

City: Reno

State: Nevada Zip: 89521

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED