

APN: 001-056-01  
Exempt: NRS 375.090(5)

RECORDING REQUESTED BY:  
Halstead Law Offices  
615 S. Arlington Ave.  
Reno, NV 89509

EUREKA COUNTY, NV	<b>2024-251905</b>
RPTT:\$0.00 Rec:\$37.00	
\$37.00 Pgs=11	<b>03/26/2024 11:35 AM</b>
HALSTEAD LAW OFFICES	
KATHERINE J. BOWLING, CLERK RECORDER E05	

MAIL TAX STATEMENTS TO:  
Robin U. Hooper  
and Cody Hooper  
P.O. Box 2141  
Sparks, NV 89432

THE UNDERSIGNED HEREBY AFFIRMS THAT  
THIS DOCUMENT SUBMITTED FOR RECORDING  
DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

### **EXECUTOR'S DEED**

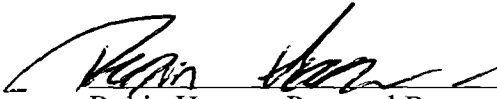
Robin Hooper, Personal Representative of the Estate of Marjean Mercer Hooper, Deceased, on behalf of said estate, does hereby release and quitclaim to Robin U. Hooper and Cody Hooper in equal shares, all of the right, title and interest that the Decedent had at the time of her death and all of the right, title and interest that the Estate may have subsequently acquired by operation of law, or otherwise, in and to the real property situated in the County of Eureka, State of Nevada, more particularly described as follows:

Lots 7, 8, 9, and 10 in Block 93, of the Townsite of Eureka as shown on the map thereof recorded June 20, 1089, as File No. 127447, filed in the Office of the County Recorder, Eureka County, Nevada.

Reference is hereby made to the ORDER GRANTING VERIFIED PETITION FOR FINAL DISTRIBUTION AND APPROVING ATTORNEY'S FEES AND COSTS, attached hereto as **Exhibit 1** and filed by the Second Judicial District Court of the State of Nevada, in the County of Washoe, on November 15, 2023, in Case No. PR19-00230 of said Court. This Deed is given pursuant to said proceedings and Order.

**CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC  
ON FOLLOWING PAGE**

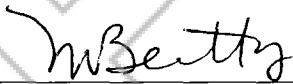
IN WITNESS WHEREOF, this instrument titled EXECUTOR'S DEED is executed this 26 day of MARCH, 2024.

  
Robin Hooper, Personal Representative  
of the Estate of Marjean Mercer Hooper

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF WASHOE    )

On March 26<sup>th</sup>, 2024, before me, a Notary Public, personally appeared Robin Hooper, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, titled Executor's Deed, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

  
Notary Public  
Commission No: 22-3595-02  
Commission Expires: OCT. 7, 2026



**EXHIBIT 1**

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**EXHIBIT 1**

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1 **2765**

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**IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**

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**IN AND FOR THE COUNTY OF WASHOE**

8

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In the Matter of the Estate of:

Case No. PR19-00230

10

MARJEAN MERCER HOOPER, aka  
MARJEAN HOOPER MERCER,

Dept. PR

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Deceased.

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**ORDER GRANTING VERIFIED PETITION FOR FINAL DISTRIBUTION  
AND APPROVING ATTORNEY'S FEES AND COSTS**

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Petitioner Robin Hooper, Administrator of the Estate of Marjean Mercer Hooper,

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aka Marjean Hooper Mercer, has petitioned this Court for final distribution and for

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approval of attorney's fees and costs. The matter having been heard by the Court,

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the Court now finds as follows:

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1. Notice of the hearing on the Petition was regularly given as prescribed

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by law.

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2. All acts and transactions of the Petitioner during the period of the

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proceeding have been accurately shown and subject to approval, and all the

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1 allegations in the Petition appear true. As such, the Petition is complete and  
2 correct and should be approved as filed.

3 3. Decedent died testate on February 2, 2018. At the time of Decedent's  
4 death she was a Washoe County, Nevada, resident.

5 4. Decedent was widowed at the time of his death and was survived by  
6 her five children: Richard Hooper; Bonnye Rose Stoughton (aka Bonnie Hooper and  
7 Jordan Hunter); Cody Hooper; Petitioner Robin "Rob" Hooper; and Rebel Hooper  
8 (who has since passed away).

9 5. Decedent left a valid Last Will and Testament, dated April 2, 2015, by  
10 which she distributes her estate to Petitioner Robin Hooper and Cody Hooper in  
11 equal shares.

12 6. On April 26, 2019, Petitioner caused to have filed a Petition for  
13 Appointment of Personal Representative and for Letters Testamentary, which was  
14 supplemented on June 10, 2019, and which was properly noticed by way of a  
15 Notice of Hearing, filed April 26, 2019. Proof of publication of the Notice of Hearing  
16 was filed on May 20, 2019, and evidences that the Notice of Hearing was duly  
17 published on May 1, 2019; May 8, 2019; and May 15, 2019.

18 7. An Order Admitting Will to Probate, Appointing Personal  
19 Representative of Estate and for Letters Testamentary was filed by the Court on  
20 July 10, 2019.

21 8. Letters Testamentary were issued to Petitioner and filed on July 18,  
22 2019.

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1           9.     A Notice to Creditors was filed on July 22, 2019. Proof of publication  
2 of the Notice to Creditors was filed on August 19, 2019, and evidences that the  
3 Notice to Creditors was duly published on July 31, 2019; August 7, 2019; and  
4 August 14, 2019. No creditor's claims have been filed against the estate.

5           10.    A Unanimous Waiver of Inventory, Appraisal and Record of Value,  
6 was filed on August 21, 2019, by which the sole beneficiaries of Decedent's estate,  
7 Petitioner Robin Hooper and Cody Hooper, waived their statutory right to any  
8 valuations and inventories.

9           11.    Decedent died vested a 605-acre ranch in White Pine County, Nevada,  
10 commonly known as Strawberry Ranch, the street address of which is 16325 N.  
11 State Route 892, Ely, Nevada (the "Ranch"). The Ranch consists of the following  
12 seven parcels:

13                   007-330-04 (40 acres)  
14                   007-330-05 (160 acres)  
15                   007-330-06 (40 acres)  
16                   007-410-02 (240 acres)  
17                   007-410-04 (80 acres)  
18                   007-410-05 (40 acres)  
19                   009-100-03 (5 acres)

20                   Master APN: 007-410-02

21           The legal description for the Ranch is as follows and includes all water and water  
22 rights:

23           That certain farming ranch situate and being in Newark Valley, in the County  
of White Pine, State of Nevada, known as the Smith Ranch and being the SE  
 $\frac{1}{4}$  Section 9, the W  $\frac{1}{2}$  of SW  $\frac{1}{4}$  of Section 10, the W  $\frac{1}{2}$  of SE  $\frac{1}{4}$  of Section 10,

1 the SE ¼ of SE ¼ of Section 10, and the W ½ of NW ¼ of Section 22, and  
2 the NE ¼ of NW ¼ of Section 22, Township 22 N. Range 55 E., M.D.B. & M.

3 12. By Court Order issued by the Seventh Judicial District Court of the  
4 State of Nevada for the County of White Pine, case number CV-2009087,  
5 Decedent's share of the Ranch is 20%.

6 13. By Court Order issued by the Seventh Judicial District Court of the  
7 State of Nevada for the County of White Pine, case number CV-2009087, Rebel  
8 Hooper's share of the Ranch is 20%.

9 14. By an Assignment of Estate Interest, filed with this Court on June 12,  
10 2023, Rebel Hooper assigned his 20% estate interest in the Ranch equally as  
11 between Petitioner Robin Hooper and Cody Hooper.

12 15. Decedent also died vested in a full ownership interest in the real  
13 property commonly known as 160 Sheridan Street, Eureka, Nevada, APN 001-056-  
14 01, the legal description of which is:

15 Lots 7, 8, 9, and 10 in Block 93, of the Townsite of Eureka as shown  
16 on the map thereof recorded June 20, 1089, as File No. 127447, filed  
17 in the Office of the County Recorder, Eureka County, Nevada.

18 (the "Eureka Real Property"). The Eureka Real Property was subject to a quiet title  
19 action lodged in the Seventh Judicial District Court of the State of Nevada in and  
20 for the County of Eureka, case number CV0508-061, by which the title was cleared  
21 and rests in full with the estate.

22 16. Petitioner has waived the right to administrative fees and will bear the  
23 expenditure of any costs expended in relation to the estate.

- 1           17. No tax is due and owing for the estate.
- 2           18. Legal services have been provided by Patricia Halstead, Esq. of
- 3 Halstead Law Offices, who has also advanced related costs, for the benefit of the
- 4 estate. Counsel is entitled to reasonable compensation for the services performed
- 5 and Petitioner and counsel agree that \$23,455.39, of which \$21,288.72 remains
- 6 owing, is reasonable for fees and costs, which is inclusive of \$2,117.00 which shall
- 7 be provided to former counsel Edmund J. Gorman, Jr.
- 8           19. The estate should be distributed in equal shares to Robin Hooper and
- 9 Cody Hooper in accordance with Decedent's Will.

10  
11 **BASED UPON THE FOREGOING, IT IS HEREBY ORDERED:**

- 12           a. The administration of Decedent's estate is settled, allowed, and
- 13 approved as filed without any accounting.
- 14           b. All acts and transactions of Petitioner as disclosed are approved.
- 15           c. Petitioner is authorized and directed to pay Halstead Law Offices the
- 16 sum of \$23,455.39, of which \$21,288.72 remains owing, as reasonable
- 17 compensation for legal services rendered during the administration of
- 18 the estate, which is inclusive of \$2,117.00 which shall be provided to
- 19 former counsel Edmund J. Gorman, Jr., and which is also inclusive of
- 20 the sum for costs advanced to date by Halstead Law Offices, plus any
- 21 additional costs advanced by the firm on behalf of the estate and any
- 22 fees incurred on behalf of the estate since the filing of the Verified
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Petition for Final Distribution and for Approval of Attorney's Fees And  
Costs;

d. After the payment of all professional fees and costs, the remainder of  
the estate and any after discovered estate property shall be distributed  
to Robin Hooper and Cody Hooper in equal shares in accordance with  
Decedent's Will. To that end, and in consideration of the Assignment  
of Estate Interest by Christine Hooper as representative for the Estate  
of Rebel Hooper, upon distribution of the Estates 20% interest in the  
Ranch (Master APN 007-410-02), the interests in the Ranch are  
hereby acknowledged as follows:

20% by Bonnye Rose Stoughton (aka Bonnie Hooper and Jordan  
Hunter)

40% by Petitioner Robin U. Hooper; and

40% by Cody Hooper

Upon distribution of the estate's 100% interest in the Eureka Real  
Property (APN 001-056-01), the Eureka Property interests are hereby  
acknowledged as follows:

50% by Petitioner Robin U. Hooper; and

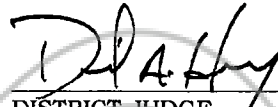
50% by Cody Hooper

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e. Upon distribution of the estate, Petitioner's duties as estate Administrator are fulfilled and he is hereby discharged and his Letters of Administration vacated.

DATED this 15<sup>th</sup> day of November, 2023.

**IT IS SO ORDERED.**


  
DISTRICT JUDGE

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**CERTIFICATE OF ELECTRONIC SERVICE**

I certify that I am an employee of the Second Judicial District Court of the State of Nevada, in and for the County of Washoe; that on the 15<sup>th</sup> of November 2023, I electronically filed the foregoing with the Second Judicial District Court's electronic filing system which will send a notice of electronic filing to the following:

PATRICIA HALSTEAD, ESQ.

  
CARRIE LIPPARELLI  
Judicial Assistant Department 15

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s):**

- a) 001-056-01
- 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
- i)  Other

**FOR RECORDERS OPTIONAL USE ONLY:**  
Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of Property): \$0.00  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$0.00

**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 or affinity – transfer from mother to sons.

**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: A Capacity: Attorney

**SELLER (GRANTOR) INFORMATION**

Print Name: Estate of Marjean Mercer Hooper  
Address: P.O. Box 2141  
City: Sparks  
State: NV Zip: 89432

**BUYER (GRANTEE) INFORMATION**

Print Name: Robin U. Hooper and Cody Hooper  
Address: P.O. Box 2141  
City: Sparks  
State: NV Zip: 89432

**Company/Person Requesting Recording: (Required if not the Seller or Buyer)**  
Patricia Halstead, Esq., Halstead Law Offices ESCROW # N/A  
615 Arlington Avenue  
Reno, NV 89509