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Assessor's Parcel No(s):
10-162-02; 10-162-03;
10-162-10; 10-162-11;
10-162-11

FILED FOR RECORDING
AT THE REQUEST OF

Trent, Tyrell, & Associates

2006 APR 12 PM 2 57

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENTS TO:
SANDRA TAYLOR
356 Emden Street
Henderson, Nevada 89015

LINCOLN COUNTY RECORDER
FEE 21.00 DEPA
LESLIE BOUCHER

DEED OF PERSONAL REPRESENTATIVE

This deed is made on this 17 day of March, 2006, by SANDRA TAYLOR, the duly appointed, qualified and acting Personal Representative of the estate of SUSAN E. RUSSELL, aka, SUSAN ARMSTRONG RUSSELL, aka, ELEANOR M. SHAW, deceased, and who is also the Grantee herein.

The undersigned hereby recites and declares the following:

1. On the 13th day of March, 2006, the Eighth Judicial District Court of the State of Nevada, in and for the County of Clark, entered an Order Settling First and Final Account and Report and Decree of Final Distribution in the matter of the estate of SUSAN E. RUSSELL, aka, SUSAN ARMSTRONG RUSSELL, aka, ELEANOR M. SHAW, deceased, as referenced in Case Number P55918, said Order directing that the Personal Representative execute all proper and necessary instruments to convey the decedent's right, title and interest in and to the real property located within Lincoln County, Nevada, which are legally described below, to the Grantees, EDWARD J. TAYLOR, SUSAN A. SHAW PEABODY, PATRICIA A. OLIVER, STEVEN J. SHAW, JR. and DAVID I. TAYLOR, each as to an undivided one-fifth (1/5) interest, as tenants-in-common, their heirs and assigns forever.

2. Said Order Settling First and Final Account and Report and

Decree of Final Distribution was filed on the 13th day of March, 2006, and a certified copy of the same is attached hereto for recordation.

NOW, THEREFORE, the Personal Representative, pursuant to the Order above-mentioned of the Eighth Judicial District Court of the State of Nevada, in and for the County of Clark, has granted, bargained and sold, and hereby grants, bargains and sells, to Grantees, EDWARD J. TAYLOR, SUSAN A. SHAW PEABODY, PATRICIA A. OLIVER, STEVEN J. SHAW, JR. and DAVID I. TAYLOR, each as to an undivided one-fifth (1/5) interest, as tenants-in-common, their heirs and assigns forever, all of the decedent's right, title, interest and estate in and to the real property located within Lincoln County, Nevada, which are legally described as follows, to-wit:

Legal Description:

Lot #9 of Sunrise Acres, Tract #1
A portion of the SE 1/4 of the South ½ of the NE 1/4 and the SE 1/4 of the SW 1/4 of Section 35, TWP. 3 South, Range 55 East, M.D.M.

Assessor's Parcel No: 10-162-02

Legal Description:

Lot #10 of Sunrise Acres, Tract #1
A portion of the SE 1/4 and the S ½ of the NE 1/4 and the SE 1/4 of the SW 1/4 of Section 35, TWP. 3 South, Range 55 East M.D.M.

Assessor's Parcel No: 10-162-03

Legal Description:

Lot #19 of Sunrise Acres, Tract #1
A portion of the SE 1/4 and the S ½ of the NE 1/4 and the SE 1/4 of the SW 1/4 of Section 35, TWP. 3 South, Range 55 East M.D.M.

Assessor's Parcel No: 10-162-10

.....
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FILED

MAR 13 1 32 PM '06

Sandra Taylor
CLERK

1 OSFF
2 ELYSE M. TYRELL, ESQ.
3 Nevada Bar No: 5531
4 TRENT, TYRELL & ASSOCIATES
5 8367 W. Flamingo, Suite 100
6 Las Vegas, Nevada. 89147
7 (702) 382-2210
8 Attorney for the Personal
9 Representative, SANDRA TAYLOR

DISTRICT COURT
CLARK COUNTY, NEVADA

8 In the Matter of the Estate of) CASE NO. P 55918
9 SUSAN E. RUSSELL, aka, SUSAN) DEPT. NO. PC1
10 ARMSTRONG RUSSELL, aka, ELEANOR)
11 M. SHAW, Deceased.)

ORDER SETTLING FIRST AND FINAL ACCOUNT AND REPORT AND DECREE OF
FINAL DISTRIBUTION

Date of Hearing: 03/10/06
Time of Hearing: 9:30 a.m.

14 BE IT REMEMBERED that SANDRA TAYLOR, Personal Representative
15 of the estate of the above-named decedent, filed herein her First
16 and Final Account and Report, Petition for Fees and Petition for
17 Final Distribution, and the same having been scheduled to be heard
18 by the court on the 10th day of March, 2006; the court having
19 considered the same and having found that all allegations contained
20 therein are true and correct, and good cause appearing therefor,

21 NOW, THEREFORE, IT IS HEREBY ORDERED that the First and Final
22 Account and Report submitted by the said SANDRA TAYLOR be, and the
23 same is settled, allowed and approved, and all sales conducted and
24 other actions taken by the said Personal Representative as set
25 forth in said account and report are hereby ratified and approved;
26 and it is

27 FURTHER ORDERED that the Personal Representative is authorized

1 and directed to satisfy the following creditor's claims, to-wit:

2 Radiology Associates: \$ 61.61
3 Radiology Associates: 127.40

4 and it is

5 FURTHER ORDERED that the Personal Representative is authorized
6 and directed to pay herself the sum of \$1,825.20 as and for her
7 statutory fee in connection with this matter; and it is

8 FURTHER ORDERED that the Personal Representative is authorized
9 and directed to pay the sum of \$4,480.75 to the law firm of Trent,
10 Tyrell & Associates as and for its customary services in connection
11 with this estate matter; and it is

12 FURTHER ORDERED that the Personal Representative is authorized
13 and directed to pay to the law firm of Trent, Tyrell & Associates
14 whatever sums may be expended for mailing, certification, recording
15 and other closing costs and winding up expenses, said sum not to
16 exceed \$100.00; and it is

17 FURTHER ORDERED that, after payment of all fees and expenses
18 associated with this estate matter, the decedent's residuary
19 estate, including any assets not now known or hereinafter
20 discovered, shall be distributed to the decedent's children, EDWARD
21 J. TAYLOR, SUSAN A. SHAW PEABODY, PATRICIA A. OLIVER, STEVEN J.
22 SHAW, JR. And DAVID I. TAYLOR, pursuant to the provisions of N.R.S.
23 134.090; and it is

24 FURTHER ORDERED that the Personal Representative is authorized
25 and directed to execute and record a Deed of Personal
26 Representative, by virtue of which title to the decedent's real
27 property located within Lincoln County, Nevada, which are legally

1 described below shall be vested in the names of the decedent's
2 children, EDWARD J. TAYLOR, SUSAN A. SHAW PEABODY, PATRICIA A.
3 OLIVER, STEVEN J. SHAW, JR. And DAVID I. TAYLOR, each as to an
4 undivided one-fifth (1/5) interest, as tenants-in-common, to-wit:

5 Legal Description:

6 Lot #9 of Sunrise Acres, Tract #1
7 A portion of the SE 1/4 of the South 1/2 of the NE 1/4 and
8 the SE 1/4 of the SW 1/4 of Section 35, TWP. 3 South,
9 Range 55 East, M.D.M.

10 Assessor's Parcel No: 10-162-02

11 Legal Description:

12 Lot #10 of Sunrise Acres, Tract #1
13 A portion of the SE 1/4 and the S 1/2 of the NE 1/4 and the
14 SE 1/4 of the SW 1/4 of Section 35, TWP. 3 South, Range
15 55 East M.D.M.

16 Assessor's Parcel No: 10-162-03

17 Legal Description:

18 Lot #19 of Sunrise Acres, Tract #1
19 A portion of the SE 1/4 and the S 1/2 of the NE 1/4 and the
20 SE 1/4 of the SW 1/4 of Section 35, TWP. 3 South, Range
21 55 East M.D.M.

22 Assessor's Parcel No: 10-162-10

23 Legal Description:

24 Lot #20 of Sunrise Acres, Tract #1
25 A portion of the SE 1/4 and the S 1/2 of the NE 1/4 and the
26 SE 1/4 of the SW 1/4 of Section 35, TWP. 3 South, Range
27 55 East M.D.M.

28 Assessor's Parcel No: 10-162-11

Legal Description:

Lot #21 of Sunrise Acres, Tract #1
A portion of the SE 1/4 and the S 1/2 of the NE 1/4 and the
SE 1/4 of the SW 1/4 of Section 35, TWP. 3 South, Range
55 East M.D.M.

Assessor's Parcel No: 10-162-11

and it is

1 FURTHER ORDERED that the Personal Representative is authorized
2 and directed to execute any and all documentation that may be
3 necessary to transfer title to the decedent's vehicles and tent
4 trailers which are more particularly described below, to reflect
5 the names the decedent's children, EDWARD J. TAYLOR, SUSAN A. SHAW
6 PEABODY, PATRICIA A. OLIVER, STEVEN J. SHAW, JR. And DAVID I.
7 TAYLOR, to-wit:

8 1983 Suburban vehicle,
9 VIN #1G5GK26M3DF523019

10 1997 Toyota Tacoma vehicle,
11 VIN #4TAVN52N5VZ227762

12 1986 tent trailer, ID
13 #1SALU11J8G00002

14 1983 tent trailer, ID
15 #1UJAJ01D1D1BA0139

16 and it is

17 FURTHER ORDERED that the decedent's heirs shall assume their
18 proportionate share of any and all taxes owed by the decedent's
19 estate which are not now known or which may be hereinafter
20 discovered, thereby holding the estate and counsel for the Personal
21 Representative harmless from any and all liability with respect
22 thereto; and it is

23 FURTHER ORDERED that the court does hereby retain jurisdiction
24 of the above-referenced estate until the same shall be finally
25 distributed and closed, and upon filing receipts showing payment of
26 all sums of money due, and that the Personal Representative has
27 distributed the residue of the decedent's estate in the manner set
28 forth above, a final discharge shall be entered and filed releasing
the said Personal Representative from any and all liability to be

1 hereinafter incurred.

2 DATED and DONE this 10th day of March, 2006.

3 KATHY A. HARDCASTLE

4 _____
5 DISTRICT JUDGE

6 TRENT, TYRELL & ASSOCIATES

7 *Elyse M. Tyrell*

8 _____
9 ELYSE M. TYRELL, ESQ.
10 8367 W. Flamingo #100
11 Las Vegas, Nevada 89147
12 Attorney for the Personal
13 Representative

COPIED

24
25 2006 MAR 13 P 1:33

26
27 *Shirley S. ...*
28 CLERK

State of Nevada Declaration of Value

1. Assessor Parcel Number(s)
- a) 10-162-02; 10-162-11
 - b) 10-162-03
 - c) 10-162-10
 - d) 10-162-11

2. Type of Property
- a) Vacant Land
 - b) Single Family Res.
 - c) Condo/Townhouse
 - d) 2-4 Plex
 - e) Apartment Building
 - f) Commercial /Ind'l
 - g) Agriculture
 - h) Mobile Home
 - i) other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document / Instrument #	<u>126323</u>
Book: <u>215</u>	Page: <u>196-203</u>
Date of Recording: <u>April 17, 2006</u>	
Notes: _____	

3. Total Value / Sales Price of Property \$ -0-
 Deed In Lieu Only (value of forgiven debt) \$ -0-
 Taxable Value \$ -0-
 Real Property Transfer Tax Due: \$ -0-

4. If Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 375.090, section: 05
 b. Explain Reason for Exemption: Transfer between mother to daughter

5. Partial Interest: Percentage being transferred: -0- %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/2% 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 receptionist
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 The Estate of Susan Armstrong
 Russell, aka Eleanor M. Shaw
 Print Name _____
 Address 356 Emden Street
 City Las Vegas
 State Nevada Zip 89015

BUYER (GRANTEE) INFORMATION
 Print Name Sandra Taylor
 Address 356 Emden Street
 City Las Vegas
 State Nevada Zip 89015

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT BUYER OR SELLER)

Co. Name Trent, Tyrell & Associates Esc. # _____
 Address 8367 W. Flamingo Rd., #100
 City Las Vegas, State: Nevada Zip 89147

(As a public record, this form may be recorded / microfilmed).