

Official Record

Recording requested By  
ROBERT E. GLENNEN III

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$18.00 Page 1 of 5  
RPTT: \$230.10 Recorded By: LB  
Book- 309 Page- 0050

RECORDING COVER PAGE

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

APN# 003-053-01



(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)

Deed of Distribution

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

RECORDING REQUESTED BY:

Robert E. Glennen III Esq., PO Box 73 Goldfield

RETURN TO: Name Robert E. Glennen III, Esq.

Address P.O. Box 73

City/State/Zip Goldfield, NV 89013

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

Name Dee Adams

Address P.O. Box 242

City/State/Zip Goldfield, NV 89013

This page provides additional information required by NRS 111.312 Sections 1-2.  
An additional recording fee of \$1.00 will apply.  
To print this document properly—do not use page scaling.



**DEED OF DISTRIBUTION**

This instrument is executed this 1st day of February, 2017, by and between the undersigned in his capacity as the duly appointed, qualified and acting Personal Representative of the Estate of ELLEN ADAMS BULLOCK as Grantor and LORAIN DEE ADAMS as Grantee.

Proceedings for the administration of the Estate are filed as Case No. 1019016, in the Seventh Judicial District Court of the State of Nevada in and for the County of Lincoln. An Order Setting Aside Estate was entered December 20, 2016.

NOW, THEREFORE, for the purpose of making proper distribution of the Estate's interest in the following described property as provided by law and pursuant to the terms of the Court's Order Setting Aside Estate, the undersigned, as Personal Representative, hereby assigns, transfers and conveys to the Grantee in sole, all of the Estate's right, title and interest in and to the following described real property situated in the State of Nevada, County of Esmeralda, bounded and described as follows:

Lot 4, Block 46 of Caliente City Plat, Assessor Parcel #003-053-01.

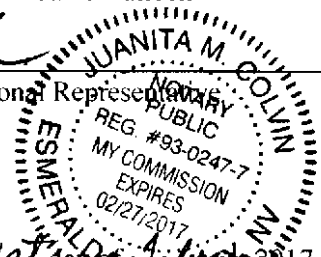
TO HAVE AND TO HOLD unto the said Grantee and the heirs and assigns of said Grantees forever.

IN WITNESS WHEREOF, the undersigned executes and acknowledges this instrument as of the above date.

Estate of Ellen Adams Bullock

By: Loraine Dee Adams  
Loraine Dee Adams, Personal Representative

STATE OF Nevada  
) ss:  
County of Esmeralda



This instrument was acknowledged before me on the 1st day of February, 2017, by Loraine Dee Adams, as Personal Representative of the Estate of ELLEN ADAMS BULLOCK.

Juanita M. Colvin

1 CASE NO. 1019016  
2 DEPT. NO. \_\_\_\_\_

2015 DEC 20 AM 9:05

3 ROBERT E. GLENNEN III, ESQ.  
4 Nevada State Bar No. 002143  
5 6069 S. Fort Apache Rd., Ste. 100  
6 Las Vegas, Nevada 89148  
7 (702) 384-8981  
8 Attorney for Petitioners

*Handwritten initials*

9 IN THE DISTRICT COURT OF THE SEVENTH JUDICIAL DISTRICT  
10 OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF LINCOLN

11	In the Matter of the	)	
12	of	)	
13	ESTATE OF ELLEN ADAMS	)	ORDER GRANTING PETITION TO SET
14	BULLOCK,	)	ASIDE ESTATE WITHOUT ADMINISTRATION
15	Deceased.	)	
16	_____	)	

17 PLEASE TAKE NOTICE that DEE ADAMS has filed with the Court a  
18 Petition to Set Aside Estate of Ellen Adams Bullock by Will

19 The above-entitled matter having come on for hearing this  
20 19th day of April, 2016, upon the Petition of DEE ADAMS to Set  
21 Aside the Estate of ELLEN ADAMS BULLOCK, deceased, without  
22 probate, and it appearing to the Court that this is a proper case  
23 pursuant to NRS 146.070 to set aside this Estate without probate  
24 inasmuch as it is valued at a gross sum less than \$100,000.00,  
25 the Court also finds:

26 1. That ELLEN ADAMS BULLOCK died on the 14th day of July,  
27 2016, in the County of Iron, State of Utah, leaving real property  
28 in the State of Nevada, County of Lincoln.

2. That the Decedent died testate, having duly and legally  
executed a Will on or about the 9th day of November, 2009,  
leaving a rolltop desk to CAROL BLACK, and leaving all remaining  
property to Petitioner LORAIN DEE ADAMS.

1 3. That the property of the estate consists of the  
2 Decedent's sole interest in real property located at 180 Ada  
3 Street, Caliente, Lincoln County, Nevada, and is legally  
4 described as follows:

5 Lot 4, Block 46 of Caliente City Plat, Assessor Parcel  
6 #003-053-01.

7 The estate further consists of the Decedent's sc interest in  
8 various personal property located at 180 Ada S+ , a roll top  
9 desk, and proceeds of a life insurance policy Hartford Life  
10 Insurance Co., Policy No. LP005604, with approximate value to the  
11 estate of \$10,000.00. The total value of the estate is  
12 approximately \$68,000.00.

13 4. That the real properties are owned by ELLEN ADAMS BULLOCK  
14 and are not encumbered by a mortgage.

15 5. That, pursuant to NRS 146.070, there are no outstanding  
16 funeral expenses, expenses of last illness, money owed to the  
17 Nevada Department of Health and Human Services as a result of  
18 payment of benefits for Medicaid, nor debts of the Decedent in  
19 existence at this time.

20 6. That ELLEN BULLOCK died with one surviving brother,  
21 LORAIN DEE ADAMS, and three surviving sisters, EARLENE ORTEN,  
22 CAROL BLACK, and JEAN VAUGHN, no children or parents.

23 7. That by will, Decedent left to CAROL BLACK one roll top  
24 desk, and Petitioner LORAIN DEE ADAMS is the sole qualified  
25 devisee of the remaining property.

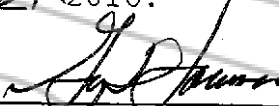
26 8. That pursuant to NRS 146.070(2)(b) and the above will,  
27 the Decedent's property should be distributed: One roll top desk  
28 to her sister CAROL BLACK, and the remaining property to her

1 brother LORAIN DEE ADAMS.

2 NOW THEREFORE IT IS HEREBY ORDERED, ADJUDGED AND DECREED  
3 that the estate of the Decedent shall not be administered upon,  
4 but the whole thereof be, and the same hereby is, assigned and  
5 set apart to and title thereof shall vest absolutely in  
6 Petitioner DEE ADAMS.

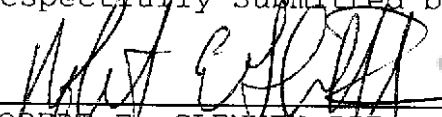
7 DATED this 20<sup>th</sup> day of DECEMBER 2016.

8  
9

  
DISTRICT JUDGE

10 Respectfully Submitted by:

11  
12  
13  
14

  
ROBERT E. GLENN III  
Nev. Bar No. 002143  
6069 S. Fort Apache Rd.  
Las Vegas, NV 89148  
Attorney for Petitioner

15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Recording requested By  
ROBERT E. GLENNEN III

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$18.00  
Recorded By: LB RPTT: \$230.10  
Book- 309 Page- 0050

STATE OF NEVADA  
DECLARATION OF VALUE FORM

- Assessor Parcel Number(s)
  - 003-053-01
  - 
  - 
  -

- Type of Property:
 

a) <input type="checkbox"/>	Vacant Land	b) <input type="checkbox"/>	Single Fam. Res.
c) <input type="checkbox"/>	Condo/Twnhse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg	f) <input type="checkbox"/>	Comm'l/Ind'l
g) <input type="checkbox"/>	Agricultural	h) <input checked="" type="checkbox"/>	Mobile Home
	Other		

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

- Total Value/Sales Price of Property \$ 58,903.00  
 Deed in Lieu of Foreclosure Only (value of property) ( )  
 Transfer Tax Value: \$ 58,903.00  
 Real Property Transfer Tax Due \$ 230.10

- If Exemption Claimed:
  - Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
  - Explain Reason for Exemption: \_\_\_\_\_

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 Robert E. Glennen III Capacity Attorney for Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

<b>SELLER (GRANTOR) INFORMATION</b> (REQUIRED)	<b>BUYER (GRANTEE) INFORMATION</b> (REQUIRED)
Print Name: <u>Dee Adams, Personal Representative of</u>	Print Name: <u>Lorraine Dee Adams</u>
Address: <u>The Estate of Ellen Adams Bullock</u>	Address: <u>PO Box 252</u>
City: <u>PO Box 252, Goldfield</u>	City: <u>Goldfield</u>
State: <u>NV</u> Zip: <u>89013</u>	State: <u>NV</u> Zip: <u>89013</u>

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Robert Glennen Esq Escrow #: \_\_\_\_\_  
 Address: PO Box 73  
 City: Goldfield, NV State: NV Zip: 89013