

**Official Record**Recording requested By  
ANTHONY P. KURILLA

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$22.00

Page 1 of 9

RPTT:

Recorded By: LB

Book- 309 Page- 0517



APN 002-082-03  
Affix R.P.T.T.: \$0.00  
When Recorded, return to  
Anthony Kurilla, 336 Falcon  
Lane, Las Vegas, NV 89107

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**EXECUTOR'S DEED**

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This deed is made this 16 day of March, 2017, by ANTHONY P. KURILLA, the duly appointed, qualified and acting Executor of the Estate of James R. Ryan, deceased. ANTHONY P. KURILLA does hereby recite and declare the following:

1. On the 9<sup>th</sup> day of December, 2016, the Seventh Judicial District Court of the State of Nevada in and for the County of Lincoln, entered its ORDER SETTLING FIRST AND FINAL ACCOUNT, FOR APPROVAL OF ATTORNEYS' FEES AND FOR DECREE OF FINAL DISTRIBUTION in the matter of the ESTATE OF JAMES R. RYAN, deceased as referenced in Case No. PR 0815014.
2. The Seventh Judicial District Court of the State of Nevada in and for the County of Lincoln, entered an AMENDED ORDER SETTLING FIRST AND FINAL ACCOUNT, FOR APPROVAL OF ATTORNEYS' FEES AND FOR DECREE OF FINAL DISTRIBUTION in the matter of the ESTATE OF JAMES R. RYAN, deceased as referenced in Case No. PR 0815014. The Amended Order directed the Executor execute all proper and necessary instruments to convey the decedents' interest in and to the real property located in Lincoln County, Nevada which is legally described below in equal shares to: Starla D. McDaniel, of Kirtland, NM, and Kimber Lee Kurilla, of Las Vegas, NV, and James G. Ryan, of Las Vegas, NV, and Tanya Rene Ryan-Kiaha of Bullhead City, AZ as tenants in common.
3. The Amended Order Settling First and Final Account, For Approval of Attorneys' Fees and for Decree of Final Distribution was filed on March 1, 2017 and a certified copy of the Amended Order is attached hereto for recording.

NOW THEREFORE, ANTHONY P. KURILLA, pursuant to the above-mentioned Amended Order of the Seventh Judicial District Court of the State of Nevada, in and for the County of Lincoln, hereby transfers and distributes



to Starla D. McDaniel, of Kirtland, NM, and Kimber Lee Kurilla, of Las Vegas, NV, and James G. Ryan, of Las Vegas, NV, and Tanya Rene Ryan-Kiaha of Bullhead City, AZ, as tenants in common all of the decedents' right, title, interest and estate in and to the real property located at 175 N. Second Street, Panaca, Lincoln County, Nevada, which is commonly described as 175 N. Second Street, Panaca, Lincoln County, Nevada – parcel # 002-082-03 and more formally described as follows:

A Portion of lots 3 & 4 BLK #4 in Panaca Described as follows: Beginning at the NE corner of Lot 3 and running S. along the EASTERN boundary of said Lot 3 a distance of 15 FT to the TRUE POINT OF BEGINNING; Thence continuing S. a distance of 107 FT. Thence W. a distance of 528 FT., Thence N. 107 FT., Thence 528 FT E. to the NE corner of Lot 3, Together with any and all IMPTS. located thereon.


The Executor (acting under and by virtue of the power and authority contained in the will, the same having been duly probated in Lincoln County, Nevada) does hereby grant and convey the above describe property to each of the four heirs as tenants in common.

SUBJECT TO: 1. Taxes for the current fiscal year, paid current.

2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF, ANTHONY P. KURILLA, has executed this Deed on the day and year first above written.



Anthony P. Kurilla  
Executor of the Estate of James R. Ryan

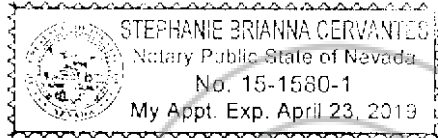


STATE OF NEVADA )  
 ) ss.  
COUNTY OF CLARK )

On this 10 day of March, 2017, before me Stephanie B. Cervantes, a Notary Public, personally appeared Anthony Kurilla, Executor of the Estate of James R. Ryan, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument to be the person, or the entity upon behalf of which the person acted, and executed the within instrument.

WITNESS my hand and official seal.

Signature  (Seal)





3/1/17

FILED

MAR 01 2017

LISA O. LLOYD  
LINCOLN COUNTY CLERK

1 Case No.: PR 0815014  
2 Dept. No.:2

3 **IN THE SEVENTH JUDICIAL DISTRICT COURT**  
4 **COUNTY OF LINCOLN, STATE OF NEVADA**

5 \* \* \* \* \*

6  
7 IN THE MATTER OF THE ESTATE  
8 OF JAMES R. RYAN  
9 DECEASED

AMENDED ORDER SETTLING  
FIRST AND FINAL ACCOUNT,  
FOR APPROVAL OF ATTORNEYS'  
FEES AND FOR DECREE OF  
FINAL DISTRIBUTION

10  
11  
12 Anthony Kurilla, Executor of the Estate of James R. Ryan, deceased, having  
13 filed a Petition for Settlement of the First and Final Account, for Approval of  
14 Attorney's Fees, and for Decree of Final Distribution of the Estate, the Petition  
15 having come on regularly for hearing on this 9<sup>th</sup> day of December 2016, and no  
16 persons having appeared to contest the Petition, the Court having considered all of  
17 the pleadings and good cause appearing therefore: the COURT NOW FINDS AND  
18 HEREBY ORDERS THE FOLLOWING:  
19  
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- 21
- 22 1. Notice of the hearing of the Petition has been regularly given as prescribed by  
23 law.
  - 24 2. All acts and transactions of the Executor of the Estate of James R. Ryan,  
25 Deceased, during the period of the account are accurately shown and  
26
- 27  
28

JANE EBERHARDY LAW, LLC

457 5<sup>TH</sup> STREET  
ELY, NEVADA 89301  
JANE@JEBERHARDYLAW.COM  
TELEPHONE (775) 269-3380  
FACSIMILE (702) 974-1850



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approved and all the allegations of the Petition are true. The Account is complete and correct and approved as filed.

3. James R. Ryan died testate on May 14, 2014, in St. George, Utah and was at the time of his death a resident of Lincoln County, Nevada.

4. On October 24, 2014, Anthony Kurilla was appointed Executor of the Decedent's estate and qualified as such on that date. Anthony Kurilla has been the Executor of the Decedent's estate since that time.

5. Notice to creditors has been given as required by law, the time for filing or presenting claims has expired, the Estate is now in a condition to be close. The claims that have been filed against the Estate have been settled and or rejected. All debts of the decedent and of the estate, and all expenses of the administration, except for closing expenses have been paid.

6. A federal estate tax return and a fiduciary income tax return is not required for the estate.

7. Distribution of the assets of the Estate should be ordered as specified below.

BASED UPON THE FOREGOING, the Court hereby orders the following:

A. The administration of the Estate of James R. Ryan, deceased, is settled, allowed and approved as filed, without any further accounting.

B. The First and Final Account of the Executor is settled, allowed and approved as filed.



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C. All acts and transactions of the Executive as disclosed in the First and Final Account are confirmed and approved.

D. The Executor is authorized and directed to pay the law firm of Jane Eberhardy Law, LLC, the attorneys for the Executor the sum of \$4800.00 as reasonable compensation for legal services rendered in the administration of the Estate, together with the sum of \$56.25 dollars for costs advanced to date by the firm in the administration of the Estate, plus any additional costs advanced by the law firm on behalf of the estate.

E. That Anthony Kurilla, as the Executor, of the Estate of James R. ryan, is waiving his fees for his general administration services under NRS 150.020.

F. That the Executor is authorized and directed to pay and reimburse Anthony Kurilla for extraordinary services pursuant to NRS 150.030 for costs and expenses associated with the cleanup and the marshaling of assets all in the administration of the estate in the sum of \$30,482.25.

G. The Executor is authorized to prepay certain costs of the Administration for outstanding attorneys' fees to Attorney Brett Whipple in the amount of \$1535.80. That the remaining sum of \$5,262.59 will be withheld from the distribution proceeds of the Estate pending resolution of the attorneys' lien with Brett Whipple from Justice Law Center.



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M. That pursuant to the Last Will and Testament of James R. Ryan dated December 28, 2012 and admitted to Probate by Order of this Court dated, October 24, 2014, that the Executor is hereby authorized and directed to make and record an Executor's Deed to distribute decedent's ¼ interest in the following real property in equal shares to Decedent's four children: Starla D. McDaniel; Kimber Lee Kurilla; James G. Ryan; and, Tanya Rene Ryan Kiaha as tenants in common with decedent's three siblings to wit: Patricia Ruth Charlebiox, Mickey J. Ryan and Timothy George Ryan all as tenants in common:

- Real Property located at 1700 Walnut Road, Las Vegas, Nevada, Clark County – Assessor's parcel number 140-19-801-006

N. That pursuant to the Last Will and Testament of James R. Ryan date December 28, 2012 and admitted to Probate by Order of this Court dated, October 24, 2014, that the Executor is hereby authorized and directed to make and record an Executor's Deed to distribute the following real property in equal shares to Decedent's four children: Starla D. McDaniel; Kimber Lee Kurilla; James G. Ryan; and, Tanya Rene Ryan Kiaha as tenants in common.

- Real Property located at 100 North 2<sup>nd</sup> Street, Panaca, Lincoln County NV 89407 parcel number 002-082-05.



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- Real Property located at 175 North 2<sup>nd</sup> Street, Panaca, Lincoln County NV 89047 parcel number 002-082-03.

O. All rest, residue and remaining assets of the estate shall be distributed as follows: in equal shares to Decedent's four children: Starla D. McDaniel; Kimber Lee Kurilla; James G. Ryan; and, Tanya Rene Ryan Kiaha.

P. Any property interest of the Decedent or of the Estate in any other property not now known or discovered shall be distributed to the Decedents' heirs in accordance with the terms and provisions of the Decedent's Will date December 28, 2012 to wit: equal shares to Decedent's four children: Starla D. McDaniel; Kimber Lee Kurilla; James G. Ryan; and, Tanya Rene Ryan Kiaha.

Q. Further, that any presently unknown or future discovered tax obligation of James R. Ryan, deceased, or the Estate shall be paid in equal shares by Decedent's four children: Starla D. McDaniel; Kimber Lee Kurilla; James G. Ryan; and, Tanya Rene Ryan Kiaha.

R. Further, this Court shall retain jurisdiction of the Estate until appropriate receipts are filed evidencing the above directed distribution and that a final discharge Order shall be entered releasing the Executor and the Estate

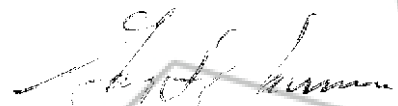
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from any and all further obligation or liability.

DATED: 27<sup>th</sup> DAY OF MARCH, 2016



The Honorable Gary D. Fairman

Submitted by:

BY:



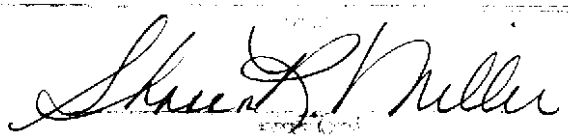
JANE EBERHARDY, ESQ.  
Nevada State Bar No. 004254  
457 5<sup>th</sup> Street  
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TELEPHONE (775) 289-3380  
FACSIMILE (702) 974-1850

Witnessed by: \_\_\_\_\_

In witness whereof, \_\_\_\_\_  
Signed: \_\_\_\_\_  
March 17



Recording requested By  
ANTHONY P. KURILLA

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$22.00  
Recorded By: LB RPTT:  
Book- 309 Page- 0517

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)  
a) 002-082-03  
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 \$ \_\_\_\_\_  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
a. Transfer Tax Exemption per NRS 375.090, Section 5  
b. Explain Reason for Exemption: Transfer from Father's Estate to children.

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
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 Anthony P. Kurilla Capacity Executor  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
Print Name: Estate of James R. Ryan  
Address: 336 Falcon Lane  
City: Las Vegas  
State: NV Zip: 89107

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
Print Name: see Attachment  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: Anthony P. Kurilla Escrow #: \_\_\_\_\_  
Address: 336 Falcon Lane  
City: Las Vegas State: NV Zip: 89107



**List of Grantees for APN: 002-082-03**

Starla D. McDaniel  
2 Road 6432  
Kirtland, NM 87417

Kimber Lee Kurilla  
336 Falcon Lane  
Las Vegas, NV 89107

James G. Ryan  
336 Falcon Lane  
Las Vegas, NV 89107

Tanya Rene Ryan-Kiaha  
1525 Dorado Dr.  
Bullhead City, AZ 86442

