

Official RecordRecording 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- 0526



0151029

APN 002-082-05
Affix R.P.T.T.: \$0.00
When Recorded, return to
Anthony Kurilla, 336 Falcon
Lane, Las Vegas, NV 89107

EXECUTOR'S DEED

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 9th 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 Excceptor 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 100 N. 2nd Street, Panaca, Lincoln County, Nevada, which is commonly described as 100 N. 2nd Street, Panaca, Lincoln County, Nevada – parcel # 002-082-05 and more formally described as follows:

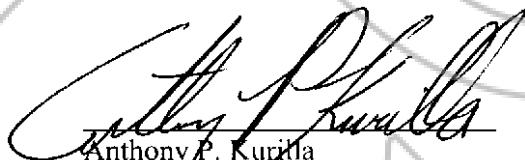
A Portion of Lots Three (3) and Four (4) in Block Four (4) in the town of Panaca, County of Lincoln, State of Nevada, described as follows: Beginning at the Northeast Corner of Lot 3 and running south along the eastern boundary of said Lot 3 a distance of 122 feet to the TRUE POINT OF BEGINNING; thence continuing south a distance of 70 feet; thence west a distance of 153 feet; thence south a distance of 72 feet; thence west a distance of 375 feet; thence north a distance of 142 feet; thence east a distance of 528 feet to the TRUE POINT OF BEGINNING; Together with any and all improvements situated 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

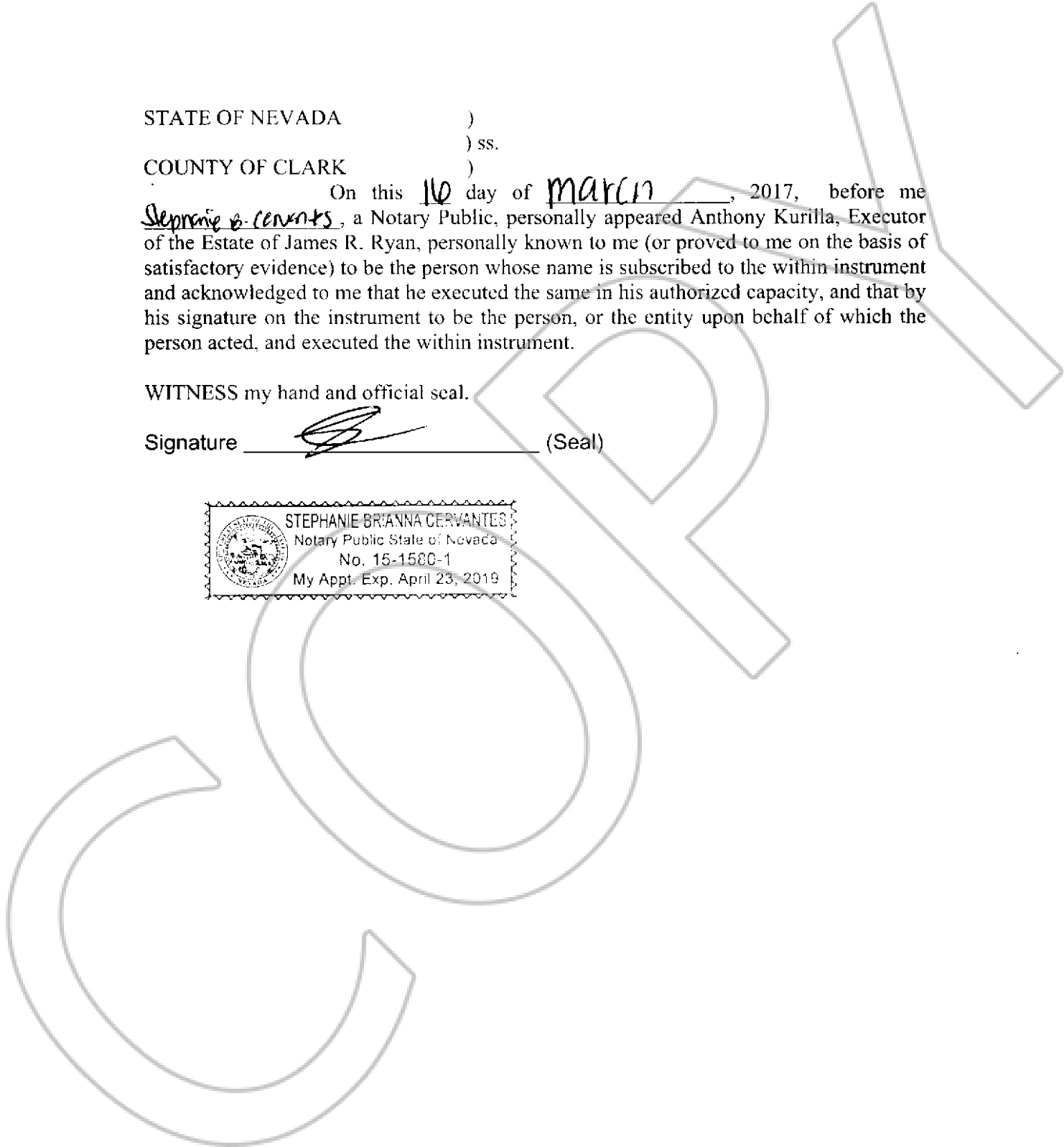
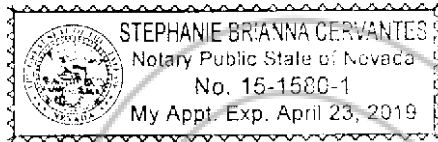


STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

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 C. 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 * * * * *

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8 IN THE MATTER OF THE ESTATE OF JAMES R. RYAN
9 DECEASED
10 AMENDED ORDER SETTLING
11 FIRST AND FINAL ACCOUNT,
12 FOR APPROVAL OF ATTORNEYS'
13 FEES AND FOR DECREE OF
14 FINAL DISTRIBUTION

JANE EBERHARDY LAW, LLC
457 5TH STREET
ELY, NEVADA 89301
JANE@JEBERHARDYLAW.COM
TELEPHONE (775) 289-3380
FACSIMILE (702) 974-1850

15 Anthony Kurilla, Executor of the Estate of James R. Ryan, deceased, having
16 filed a Petition for Settlement of the First and Final Account, for Approval of
17 Attorney's Fees, and for Decree of Final Distribution of the Estate, the Petition
18 having come on regularly for hearing on this 9th day of December 2016, and no
19 persons having appeared to contest the Petition, the Court having considered all of
20 the pleadings and good cause appearing therefore: the COURT NOW FINDS AND
21 HEREBY ORDERS THE FOLLOWING:

- 22 1. Notice of the hearing of the Petition has been regularly given as prescribed by
23 law.
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25 2. All acts and transactions of the Executor of the Estate of James R. Ryan,
26 Deceased, during the period of the account are accurately shown and
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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.



JANE EBERHARDY LAW, LLC
457 5TH STREET
ELY, NEVADA 89301
JANE@JEBERHARDYLAW.COM
TELEPHONE (775) 289-3380
FACSIMILE (702) 974-1850

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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 2nd Street, Panaca, Lincoln County NV 89407 parcel number 002-082-05.



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- Real Property located at 175 North 2nd 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: 27th DAY OF MARCH, 2016

The Honorable Gary D. Fairman

Submitted by:

BY:

JANE EBERHARDY, ESQ.
Nevada State Bar No. 004254
457 5th Street
Ely, Nevada 89301
(775) 289-3380
jane@jeberhardylaw.com

JANE EBERHARDY LAW, LLC

457 5th STREET
ELY, NEVADA 89301
JANE@JEBERHARDYLAW.COM
TELEPHONE (775) 289-3380
FACSIMILE (702) 974-1850

[Faint, illegible text]

In witness whereof, I have hereunto set my hand and affixed the seal of the
Seventh Judicial District Court in and for the County of Lincoln, State of
Nevada, this 19th day of March, 2017.

Recording requested By
ANTHONY P. KURILLA

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$22.00
Recorded By: LB RPTT:
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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a) 002-082-05
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'/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 S. 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: 002-082-05

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

