

Official Record

Recording requested By
THOMAS M. BURNS

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$41.00 Page 1 of 3
RPTT: Recorded By: AE
Book- 314 Page- 0270



RECORDING COVER PAGE

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

APN# 004131-14

(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)

Personal Representatives Deed

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

RECORDING REQUESTED BY:

Thomas M. Burns

RETURN TO: Name Thomas M. Burns

Address 912 N. Eastern Ave

City/State/Zip Las Vegas, NV 89101

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

Name Thomas M. Burns

Address 912 N. Eastern Ave

City/State/Zip Las Vegas, NV 89101

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.
Using this cover page does not exclude the document from assessing a noncompliance fee.
P:\Common\Forms & Notices\Cover Page Template Feb2014



1 Thomas M. Burns, Esq.
 THOMAS M. BURNS, LTD.
 2 Nevada Bar #000757
 912 N. Eastern Ave.
 3 Las Vegas, NV 89101
 (702) 649-4276 Office
 4 (702) 649-6167 Fax
 Attorney for Petitioner

5
 6 **IN THE FIFTH JUDICIAL DISTRICT COURT**
NYE COUNTY, NEVADA

7 In the matter of the Estate of: Case No: P-16-088743-E

8 GARY L. POE

9 Deceased.

10 **PERSONAL REPRESENTATIVE'S DEED**

11 THIS DEED, made this 20th day of September 2017, between BLAKE POE, Executor of the
 12 Estate of GARY L. POE, late of the County of Nye, State of Nevada, herein referred to as
 13 "Grantor", and BLAKE POE herein referred to as "Grantee", resides at 4855 Shoreline Dr. Post
 14 Falls, ID 83854.

15 In accordance with the Order Settling, Confirming and Allowing First and Final Account,
 16 Order Allowing Fees, and Decree of Final Distribution filed this 19th day of September, 2017, the
 17 Grantor hereby conveys to BLAKE POE, Grantee, all of the right, title and interest of the Decedent
 18 in the following described personal property situate in the County of Nye, State of Nevada, to-wit:

19 Real property located at 306 THERESA LANE ALAMO, NEVADA 89001 APN:004-
 20 131-14 and more particularly described as:

21 LOT 31 ALAMO SOUTH SUBDIVISION, TRACT 1, UNIT 1, AS SHOWN BY MAP
 22 THEREOF, RECORDED JANUARY 13, 1977, AS FILE 59020 IN BOOK A-1 OF PLATS,
 PAGE 124, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY,
 NEVADA.

23 Subject to

- 24 1. All general and special taxes for the current fiscal year.



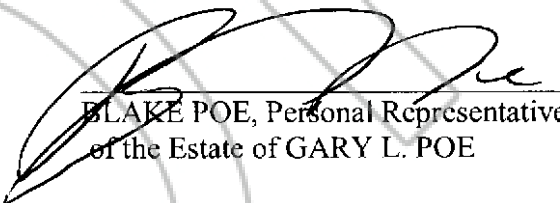
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

2. Covenants, Conditions, Restrictions, Reservations, Rights, Right of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easement and water rights, if any, thereto belonging or appertaining, and any reversion, remainders, rents, issues or profits thereof.

To have and to hold all of the above granted premises, together with the appurtenances, and every part thereof, to Grantee, heirs and assigns forever.

Grantor, for himself/herself, his/her heirs, personal representatives and administrators, agree with the Grantee that BLAKE POE is lawfully the Personal Representative of the Estate of GARY L. POE, deceased, and has the power to convey as aforesaid. Grantor further warrants that he has in all respects made this conveyance pursuant to Order of the above-entitled Court and that he has not done or suffered any act since he became Personal Representative, as aforesaid, whereby the above-granted premises, or any part thereof, now are, or at any time hereafter, shall or may be impeached, charged or encumbered in any manner whatsoever.


BLAKE POE, Personal Representative
of the Estate of GARY L. POE

STATE OF NEVADA)
COUNTY OF Clark) ss.

On this 20th day of September 2017, personally appeared before me, a Notary Public in and for said County and State, proven to me or known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.




NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
THOMAS M. BURNS

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$41.00
Recorded By: AE RPTT:
Book- 314 Page- 0270

- 1. Assessors Parcel Number(s)
 - a) 004131-14
 - 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	
DOCUMENT/INSTRUMENT #:	_____
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: Father to Son

- 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 Thomas M. Burns Capacity Atty
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Gary Poe
Address: 1760 S. Blagg
City: Panrump
State: Nevada Zip: 89049

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Blake Poe
Address: 4855 Shoreline Drive
City: Post Falls
State: ID Zip: 83854

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)
Print Name: Thomas M. Burns Escrow # 152-2194641
Address: 912 N. Eastern Ave
City: Las Vegas State: Nevada Zip: 89101