

APN: 03-192-01

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENTS TO:
MUFFY GREIL VHAY
c/o Deer Run Ranch Bed and Breakfast
5440 Eastlake
Washoe Valley, NV 89704



OFFICIAL RECORD
AMY ELMER, RECORDER

E99

DEED OF CO-PERSONAL REPRESENTATIVES

This Deed is made on this 31st day of May, 2019, by and through DAVID R. BRUNE and SHARON L. BRUNE, the duly appointed, qualified and acting Co-Personal Representatives of the estate of ROBERT W. MAICHLE, deceased, and MUFFY GREIL VHAY, as her sole and separate property, who is the Grantee herein.

The undersigned hereby recites and declares the following:

1. On the 31st day of May, 2019, 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, Order Authorizing Payment of Fees and Costs and Decree of Final Distribution in the matter of the estate of ROBERT W. MAICHLE, deceased, as referenced in Case Number P-18-096170-E, said Order directing that the Co-Personal Representatives execute all proper and necessary instruments to convey the decedent's right, title and interest in and to the real property located at 173 Denton Heights, Caliente, Lincoln County, Nevada, which is legally described below, to the Grantee, MUFFY GREIL VHAY, as her sole and separate property, her heirs and assigns forever.

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

Order Authorizing Payment of Fees and Costs and Decree of Final Distribution was filed on the 31st day of May, 2019, and a certified copy of the same is attached hereto for recordation.

NOW, THEREFORE, the Co-Personal Representatives, pursuant to the Order above-mentioned of the Eighth Judicial District Court of the State of Nevada, in and for the County of Clark, have granted, bargained and sold, and hereby grant, bargain and sell, to Grantee, MUFFY GREIL VHAY, as her sole and separate property, her heirs and assigns forever, all of the decedent's right, title, interest and estate in and to the real property located at 173 Denton Heights, Caliente, Lincoln County, Nevada, which is legally described as follows, to-wit:

Legal Description: Lot Two (2) of the North Half (N ½) of Lot Four (4) in the DENTON HEIGHTS ADDITION to the City of Caliente, County of Lincoln, State of Nevada.

Assessor's Parcel No: 03-192-01

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IN WITNESS WHEREOF, the Co-Personal Representatives have executed this Deed on the day and year first above written.

David R. Brune

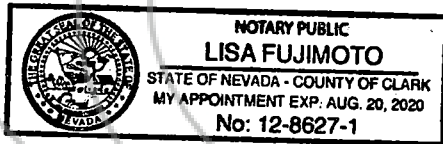
DAVID R. BRUNE, Co-Personal Representative

Sharon L. Brune

SHARON L. BRUNE, Co-Personal Representative

STATE OF NEVADA)
 : ss:
COUNTY OF CLARK)

On this 31st day of May, 2019, personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID R. BRUNE and SHARON L. BRUNE, Co-Personal Representatives of the Estate of ROBERT W. MAICHLE, known or proven to me to be the persons described in the above instrument, and who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.



Lisa Fujimoto

NOTARY PUBLIC in and for said County and State

38

ORIGINAL

Electronically Filed 37
05/31/2019

Sharon L. Brune
CLERK OF THE COURT

1 OSFF
2 ELYSE M. TYRELL, ESQ.
3 Nevada Bar No: 5531
4 TYRELL LAW, PLLC
5 40 S. Stephanie Street,
6 Suite 200
7 Henderson, NV 89012
8 (702) 382-2210 (phone)
9 (702) 382-9242 (fax)
10 elyse@probatelawlv.com
11 Attorney for the Co-Personal
12 Representatives, DAVID R. BRUNE
13 and SHARON L. BRUNE

DISTRICT COURT
CLARK COUNTY, NEVADA

10 In the Matter of the Estate of) CASE NO. P-18-096170-E
11 ROBERT W. MAICHLE, Deceased.) DEPT NO. PC 1
12)

ORDER SETTLING FIRST AND FINAL ACCOUNT AND REPORT, ORDER
AUTHORIZING PAYMENT OF FEES AND COSTS AND DECREE OF FINAL
DISTRIBUTION

Date of Hearing: 05/31/19
Time of Hearing: 9:30 a.m.

14 BE IT REMEMBERED that DAVID R. BRUNE and SHARON L. BRUNE, Co-
15 Personal Representatives of the estate of the above-named decedent,
16 filed herein their First and Final Account and Report, Petition for
17 Payment of Fees and Petition for Final Distribution, along with an
18 Errata to the First and Final Account and Report, Petition for
19 Payment of Fees and Petition for Final Distribution, as well as
20 a Second Errata to First and Final Account and Report, Petition for
21 Payment of Fees and Petition for Final Distribution. The same
22 having been scheduled to be heard by the court on the 31st day of
23 May, 2019; the court having considered the same and having found
24 that all allegations contained therein are true and correct, and
25 good cause appearing therefor,
26

- DISPOSITIONS:
- Voluntary Dismissal
- Transferred (before/during trial)
- Involuntary Dismissal (statutory)
- Judgment on Arbitration Award
- Stipulated Dismissal
- Stipulated Judgment
- Summary Judgment
- Non-Jury (bench) Trial
- Jury Trial

RECEIVED
MAY 31 2019
CLERK OF THE COURT

1 NOW, THEREFORE, IT IS HEREBY ORDERED that the foregoing First
2 and Final Account and Report of Co-Personal Representatives is
3 hereby approved and settled by this court, and all actions taken in
4 the First and Final Account and Report of Co-Personal
5 Representatives submitted by the said DAVID R. BRUNE and SHARON L.
6 BRUNE be, and the same is settled, allowed and approved, and all
7 sales conducted and other actions taken by the said Co-Personal
8 Representatives as set forth in said account and report are hereby
9 ratified and approved; and it is

10 FURTHER ORDERED that the Co-Personal Representatives are
11 authorized and directed to satisfy the creditor's claim filed by
12 The Casey E. Folks, Jr. Living Trust, in the amount of \$56,187.06
13 (less the sum of \$2,261.51 which has already been satisfied, said
14 amount representing reimbursement of the decedent's funeral
15 expenses); and it is

16 FURTHER ORDERED that the Co-Personal Representatives are
17 authorized and directed to pay themselves the sum of \$15,235.25
18 which represents their statutory fee in connection with this estate
19 matter; and it is

20 FURTHER ORDERED that the Co-Personal Representatives are
21 authorized and directed to pay the sum of \$17,085.25 to the law
22 firm of Tyrell Law, PLLC, which represents its statutory fee in
23 connection with this estate matter; and it is

24 FURTHER ORDERED that the Co-Personal Representatives are
25 authorized and directed to pay the sum of \$2,107.50 to the law firm
26 of Tyrell Law, PLLC, which represents its extraordinary fee in
27 connection with this estate matter; and it is

28

1 FURTHER ORDERED that the Co-Personal Representatives are
2 authorized and directed to pay to the law firm of Tyrell Law, PLLC
3 whatever sums may be expended for mailing, certification, recording
4 and other closing costs and winding up expenses, said sum not to
5 exceed \$1,000.00; and it is

6 FURTHER ORDERED that the accounting firm of Gamett and King,
7 CPA shall continue its efforts in determining the decedent's tax
8 liability; and it is

9 FURTHER ORDERED that the Co-Personal Representatives are
10 hereby authorized and directed to execute and record a Deeds of Co-
11 Personal Representatives by virtue of which title to the decedent's
12 real properties located at 173 Denton Heights, Caliente, Lincoln
13 County, Nevada, 3831 E. Thousandaire Blvd., Pahrump, Nye County,
14 Nevada, and 4221 W. Arby Avenue, Las Vegas, Clark County, Nevada,
15 which are legally described below, shall be vested in the name of
16 Muffy Greil Vhay, as her sole and separate property, subject to the
17 existing mortgage of record thereon, pursuant to the provisions of
18 the decedent's last will and testament and N.R.S. 134.070, to-wit:

19 Real property located at 173 Denton Heights, Caliente,
20 Lincoln County, Nevada:

21 Legal Description: Lot Two (2) of the North Half (N ½) of
22 Lot Four (4) in the DENTON HEIGHTS ADDITION to the City
23 of Caliente, County of Lincoln, State of Nevada.

24 Assessor's Parcel No: 03-192-01

25 Real property located at 3831 E. Thousandaire Blvd.,
26 Pahrump, Nye County, Nevada:

27 Legal Description: T21S R54E S18 F#125981 P.1 1.11 ACRES
28 CHARLOTTA ESTATES.

Assessor'S Parcel No: 45-221-10

1 Real property located at 4221 W. Arby Avenue, Las Vegas,
2 Clark County, Nevada:

3 Legal Description: Lot Two (2) as shown by map thereof on
4 file in File 35 of Parcel Maps, page 95, in the Office of
the County Recorder of Clark County, Nevada.

5 Assessor's Parcel No: 177-06-802-002

6 and it is

7 FURTHER ORDERED that the Co-Personal Representatives are
8 hereby authorized and directed to execute any and all documentation
9 that may be necessary to either transfer title to the following
10 described vehicles, to reflect the name of Muffy Greil Vhay, as her
11 sole and separate property, or sell the same and distribute the
12 proceeds therefrom to the rightful owner thereof, Muffy Greil Vhay,
13 to-wit:

14 1992 Ford Bronco vehicle, VIN #1FMEU15Y7NLA89582

15 1994 Ford Club Wagon vehicle, VIN #1FBJS31H7RHA58890

16 and it is


17 FURTHER ORDERED that, after the payment of the creditor's
18 claim, fees, costs and expenses associated with this estate
19 proceeding have been satisfied, the Co-Personal Representatives are
20 hereby authorized and directed to distribute the residue of the
21 decedent's estate to Muffy Greil Vhay, pursuant to the provisions
22 of the decedent's last will and testament and N.R.S. 134.070; and
23 it is


24 FURTHER ORDERED that the decedent's estate shall assume any
25 and all taxes liabilities and obligations owed by the decedent's
26 estate which are not now known or which may be hereinafter
27 discovered, thereby holding the Co-Personal Representatives and
28

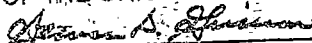
1 counsel for the Co-Personal Representatives harmless from any and
2 all liability with respect thereto; and it is

3 FURTHER ORDERED that the court does hereby retain jurisdiction
4 of the above-referenced estate until the same shall be finally
5 distributed and closed, and upon filing receipts showing payment of
6 all sums of money due, and that the Co-Personal Representatives
7 have distributed the residue of the decedent's estate in the manner
8 set forth above, a final discharge shall be entered and filed
9 releasing the said Co-Personal Representatives from any and all
10 liability to be hereinafter incurred.

11 DATED and DONE this 31st day of May, 2019.

12 
13 _____
14 DISTRICT JUDGE *SW*

15 TYRELL LAW, PLLC
16 
17 _____
18 ELYSE M. TYRELL, ESQ.
19 40 S. Stephanie Street,
20 Suite 200
21 Henderson, NV 89012

CERTIFIED COPY
DOCUMENT ATTACHED IS A
TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE

CLERK OF THE COURT

MAY 31 2019

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 03-192-01
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3.a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: Deed not taxable pursuant to NRS 375.010(1)(4) in accordance with a Last Will and Testament

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 [Handwritten Signature] Capacity: Receptionist for Tyrell Law, PLLC

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Estate of Robert W. Maichle
 Address: 173 Denton Heights
 City: Caliente
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Muffy Greil Vhay
 Address: 5440 Eastlake
 City: Washoe Valley
 State: NV Zip: 89704

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Tyrell Law, PLLC Escrow # _____
 Address: 40 S. Stephanie St. Ste. 200
 City: Henderson State: NV Zip: 89012