

APN: 008-360-23; 008-360-24;
008-360-25; 008-360-26.

LINCOLN COUNTY, NV 2020-158789
Rec:\$37.00
Total:\$37.00
KATCHKE LAW, LLC
07/30/2020 04:28 PM
Pgs=5 KE



OFFICIAL RECORD
AMY ELMER, RECORDER

E05

EXECUTOR'S DEED

Title of Document

Affirmation Statement

X I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

_____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: _____


Signature

_____ Title

SHON JAMES FLANAGAN
Print

7.22.2020
Date

Grantee(s) address and mail tax statements to:

Shon James Flanagan
10842 Whitehall Road
San Diego, CA 92126

After recording please return to:)

Name: Shon James Flangan)

Address: 10842 Whitehall Road)

City, State, Zip: San Diego, CA 92126)

Phone: 619-723-1940)

Assessor's 008-360-23; 008-360-24; 008-360-25;)

Parcel Number 008-360-26)

-----Above This Line Reserved For Official Use Only-----

EXECUTOR'S DEED

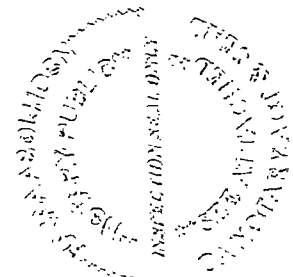
THIS INDENTURE, made the 27 day of July, 2020 between SHON JAMES FLANAGAN individually and as Executor of the last will and testament of LLOYD EUGENE FLANAGAN, late of the State of Nevada, and County of Lincoln, deceased, of the First Part, (hereinafter call "Grantor") and SHON JAMES FLANAGAN of the State of Nevada, County of Lincoln, of the Second Part, (hereinafter called "Grantee"): the words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns where the context requires or permits.

WITNESSETH: That the said Grantor (acting under and by virtue of the power and authority contained in the said will, the same having been duly probated in the Seventh Judicial District Court for the State of Nevada, in and for the County of Lincoln, Estate No. PR 0919019 a copy of the final distribution which is hereby attached), for and in consideration of valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantee the following real property:

APN: 008-360-23; 008-360-24; 008-360-25; 008-360-26

PARCEL 1, PARCEL 2, PARCEL 3, AND PARCEL 4 AS SHOWN ON THE PARCEL MAP ON FILE AS DOCUMENT # 0134054, BOOK C, PAGE 0485 AS RECORDED IN THE RECORDER'S OFFICE FOR LINCOLN COUNTY NEVADA ON JULY 31, 2009.

Commonly known as: 1144 U.S. Highway 93 Alamo, NV 89001



TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members, and appurtenances thereto, to the being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said grantee forever. **IN FEE SIMPLE:** In as full and ample manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the deceased.

IN WITNESS WHEREOF, each grantor herein as hereunto set hand and seal, the day and year first above written.



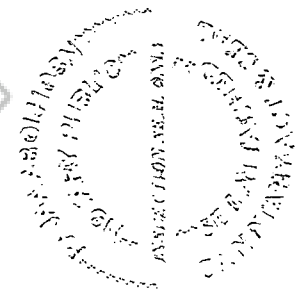
SHON JAMES FLANAGAN
Executor

State of California)
County of _____)

This instrument was acknowledged before me on this _____ day of _____, 2020.
by SHON JAMES FLANAGAN.

[stamp]

NOTARY PUBLIC



**Notarization Act
of California State
is attached
07/22/2020**

**RAJAA ABOLHOSHN
NOTARY PUBLIC
SAN DIEGO, CA**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On July 22, 2020 before me, Rajaa Abolhosn, Notary public
Date Here Insert Name and Title of the Officer

personally appeared Shon James Flanagan
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Rajaa Abolhosn
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document APN: 008-360-23, 008-360-24; 008-360-25, 008-360-26
Title or Type of Document: Executor's Deed Document Date: July 22, 2020
Number of Pages: 2 Signer(s) Other Than Named Above: No other signers.

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 008-360-23
 b. 008-360-24
 c. 008-360-25
 d. 008-360-26

2. 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 checked="" type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Grantee is the son of Grantor

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 [Signature] Capacity: Grantee
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Lloyd Eugene Flanagan
 Address: 10842 Whitehall Road
 City: San Diego
 State: California Zip: 92126

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Shon James Flanagan
 Address: 10842 Whitehall Road
 City: San Diego
 State: California Zip: 92126

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: KATSCHE LAW, LLC Escrow # _____
 Address: Po Box 703
 City: CAHENTE State: NV Zip: 89008