

APN 001-085-01

APN _____

APN _____



OFFICIAL RECORD
AMY ELMER, RECORDER

E0

DEED OF DISTRIBUTION

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: _____
(State specific law)

Barton L. Jacka, Personal Representative of Estate of Zelma Bower
Signature Title

Barton L. Jacka, personal representative of the estate of Zelma Bower, Decedent
Print

3-18-2022

Date

Grantees address and mail tax statement:
Kirbey R. Bower
5724 Savant Court
Las Vegas, NV 89149

APN: 001-085-01
Return document to:
Kirbey R. Bower
5724 Savant Court
Las Vegas, NV 89149

Mail tax statements to:
Kirbey R. Bower
5724 Savant Court
Las Vegas, NV 89149

Transaction is exempt from documentary stamp tax pursuant to NRS 76-902(15)

DEED OF DISTRIBUTION

THIS DEED is made this 24th day of March , 2022 by and between the grantor,
Barton L. Jacka
as Personal Representative of the Estate of Zelma Bower
deceased, and the grantee,
Kirbey Bower, a married man, as his sole and separate property,
5724 Savant Court
Las Vegas, NV 89149

with reference to the following facts:

WHEREAS, by order of the Eighth Judicial District Court of the State
of Nevada, in and for the County of Lincoln , in the matter of the
Estate of Zelma Bower

deceased, Case No. P-20-104453-E made and entered on March 1, 2022 ,
the grantor was authorized and directed to convey to the grantee the real property
hereafter described, a certified copy of the order having been recorded in the
Office of the County Recorder of Lincoln County, Nevada;

NOW, THEREFORE, without consideration, the grantor does hereby quitclaim and
convey to the grantee all the right, title, and interest of the decedent in the certain
real property situated in the County or Independent City of Lincoln ,
State of Nevada, and commonly known as NE corner of Dry Valley St. & Bush St
and which is more particularly described as follows:

NE corner of Dry Valley Street & Bush Street, Lots 3 and 4 in Block 11, Pioche,
NV.
Sec. 22, T1N, R67E, M.D.B.&M.

Per NRS 111.312, this legal description:

was prepared by:

was previously recorded on: July 2, 2010

Document No.: 0136091

THIS CONVEYANCE is made subject to:

Rights of way, reservations, restrictions, easements and conditions of record.

GRANTOR has determined that grantee is the person entitled to distribution of the above-described real property from said estate. Grantor covenants with grantee that grantor has legal power and lawful authority to convey and release the same.

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain personal information of any person or persons (NRS 239B.030).

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the date first above written.

Barton L. Jacka

Barton L. Jacka

Personal Representative of the Estate
of Zelma Bower
Deceased

Personal Representative of the Estate
of
Deceased

*Construe all terms with the appropriate gender and quantity
required by the sense of this deed.*

STATE OF _____
INDEPENDENT CITY or
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of

_____, 20____ by _____

**CALIFORNIA NOTARIAL
CERTIFICATE ATTACHED**

Notary Public

Print name _____
Commission expires: _____

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 **Sacramento**)

On March 24, 2022 before me, Oscar Rodrigo Cruz Rodriguez, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Barton Lee Jacka
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 [Signature]
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

Title or Type of Document: Deed of Distribution Document Date: March 24, 2022

Number of Pages: 2 Signer(s) Other Than Named Above: _____

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. 001-085-01
 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'/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 \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 0
 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 son and devisee of decedent Grantor,
per 3/1/22 probate court order recorded on 3/15/22 (Document 2022-162043).

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 Boris J. Jochka Capacity: Personal rep. of estate: Grantor

Signature Kirbey Ray Bower Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Estate of Zelma Bower
 Address: 1858 48th Street
 City: Sacramento
 State: CA Zip: 95819

BUYER (GRANTEE) INFORMATION
(REQUIRED) KRB
 Print Name: Kirbey Bower
 Address: 5724 Savant Court
 City: Las Vegas
 State: NV Zip: 89149

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____