

LINCOLN COUNTY, NV

2023-165945

\$37.00

RPTT:\$0.00 Rec:\$37.00

09/13/2023 04:00 PM

COW COUNTY TITLE CO.

Pgs=5 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

E04

APN: 004-170-12

RPTT: \$0.00

RECORDING REQUESTED BY:

Cow County Title Co.

NLS 8248-Lin

MAIL TAX STATEMENTS TO:

Same as below

WHEN RECORDED MAIL TO:

Cathy V. Rojas, Trustee

Rojmann Trust

1628 Stonehaven Drive

Las Vegas NV 89108

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **DUSTIN WHITING, Administrator of the ESTATE OF ERIN RAY, as to a 50% interest; and CATHY V. ROJAS, Trustee of the ROJMANN TRUST dated July 16, 2013, as to a 50% interest**, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **CATHY V. ROJAS, Trustee of the ROJMANN TRUST dated July 16, 2013**

all that real property situate in the County of Lincoln, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises;

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dustin Whiting, Administrator of the Estate of Erin Ray, herein executes this conveyance pursuant to the Letters of Administration filed March 12, 2021 in the Matter of the Estate of Erin Ray a/k/a Erin M. Ray a/k/a Erin Michelle Ray, Deceased in District Court, Clark County, Nevada, Case No. P-21-105427-E, Dept No. PC-1, Probate, attached hereto and made a part hereof.

Dated: _____

8/11/2023

THE ESTATE OF ERIN RAY

By: *Dustin Whiting*
DUSTIN WHITING, Administrator

ROJMANN TRUST dated July 16, 2013

By: *Cathy V. Rojas*
CATHY V. ROJAS, Trustee

STATE OF NEVADA

COUNTY OF CLARK

On AUGUST 1ST, 2023, personally appeared before me, a Notary Public, Dustin Whiting, Administrator of the Estate of Erin Ray, who acknowledged that he executed the above instrument.

Morgan Marie Koster
Notary Public



STATE OF NEVADA

COUNTY OF CLARK

On AUGUST 1ST, 2023, personally appeared before me, a Notary Public, Cathy V. Rojas, Trustee of the Rojmann Trust dated July 16, 2013, who acknowledged that she executed the above instrument.

Morgan Marie Koster
Notary Public



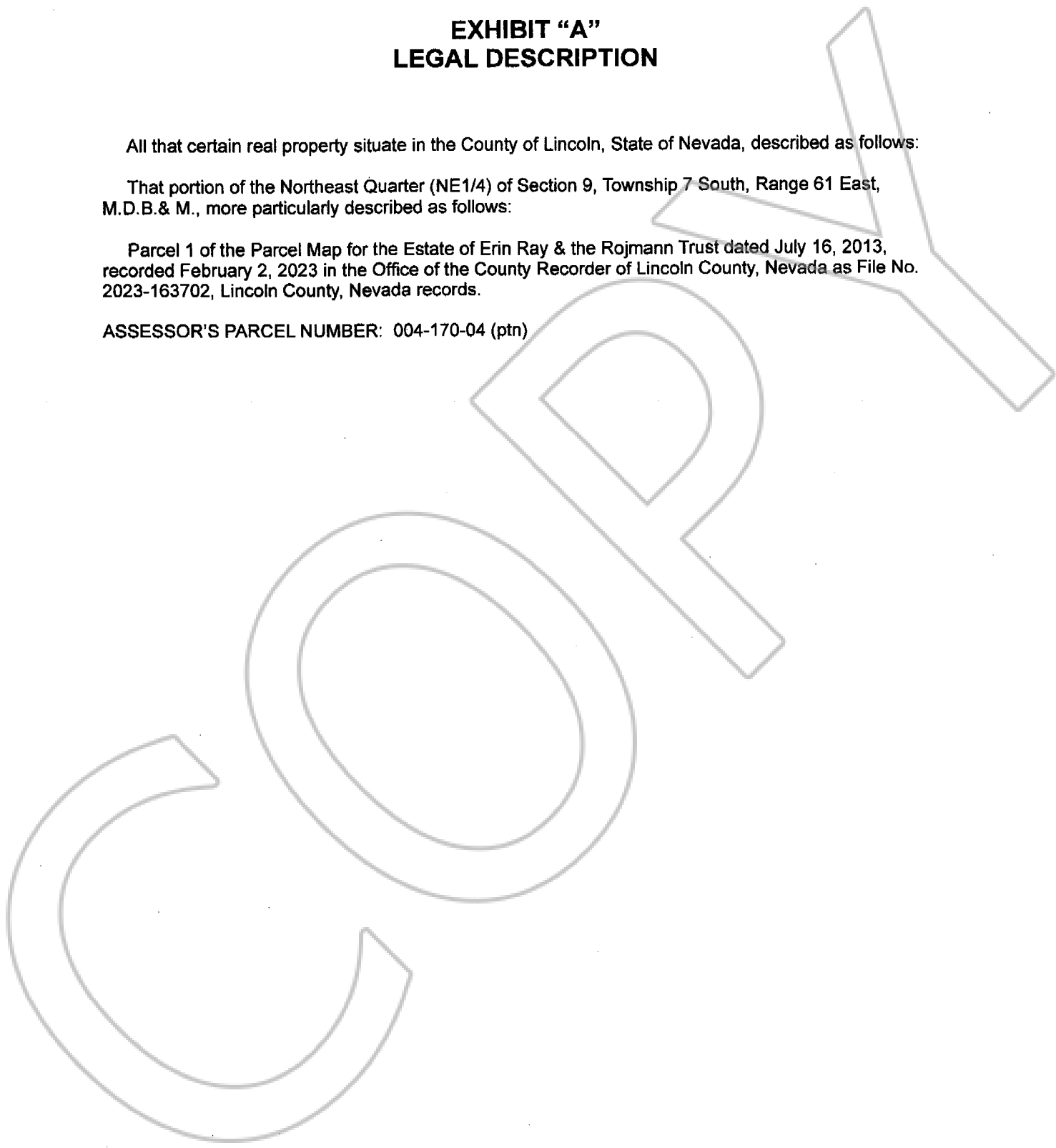
EXHIBIT "A"
LEGAL DESCRIPTION

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

That portion of the Northeast Quarter (NE1/4) of Section 9, Township 7 South, Range 61 East, M.D.B. & M., more particularly described as follows:

Parcel 1 of the Parcel Map for the Estate of Erin Ray & the Rojmann Trust dated July 16, 2013, recorded February 2, 2023 in the Office of the County Recorder of Lincoln County, Nevada as File No. 2023-163702, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER: 004-170-04 (ptn)





1 **LETT**
2 **CASSADY LAW OFFICES, P.C.**
3 **Jasen E. Cassady, Esq.**
4 **Nevada Bar No. 8018**
5 **Jasen@cassadylawoffices.com**
6 **Brandi K. Cassady, Esq.**
7 **Nevada Bar No. 12714**
8 **Brandi@cassadylawoffices.com**
9 **Brendan M. McGraw, Esq.**
10 **Nevada Bar No. 11653**
11 **Brendan@cassadylawoffices.com**
12 **10799 West Twain Avenue**
13 **Las Vegas, Nevada 89135**
14 **Phone: (702) 650-4480**
15 **Fax: (702) 650-5561**
16 **Attorneys for the Estate**

DISTRICT COURT
CLARK COUNTY, NEVADA

In the Matter of the Estate of

ERIN RAY a/k/a
ERIN M. RAY a/k/a
ERIN MICHELLE RAY,

CASE NO.: P-21-105427-E
DEPT NO.: PC-1
Probate

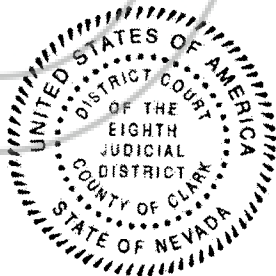
Deceased.

LETTERS OF ADMINISTRATION

ON THE 10th day of March, 2021, this Court entered an Order appointing DUSTIN WHITING as Administrator of the Decedent's Estate. The Order includes a directive for a waiver of the posting of a bond by the Administrator and that any proceeds received on behalf of the Estate, by the Administrator, be placed in the **CASSADY LAW OFFICES, P.C. CLIENT TRUST ACCOUNT f/b/o RAY ESTATE** and be reported using the Estate's Taxpayer Identification Number. The Administrator, having duly qualified, may act and have the authority and perform the duties of an Administrator.

In testimony of which, I have this date signed these Letters and affixed the Seal of the Court.
August 10, 2023

STEVEN D. GRIERSON
CLERK OF COURT



By: 
DEPUTY CLERK Mary Anderson

3/12/2021
DATE

CERTIFIED COPY
ELECTRONIC SEAL (NRS 1.190(3))

CASSADY LAW OFFICES, P.C.
10799 W. Twain Avenue
Las Vegas, Nevada 89135
(702) 650-4480 - Fax 650-5561

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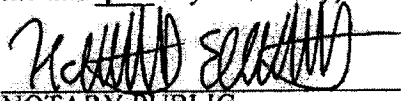
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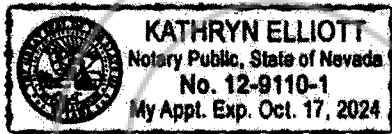
OATH

I, DUSTIN WHITING, c/o Cassady Law Offices, P.C. 10799 W. Twain Avenue, Las Vegas, Nevada 89135, solemnly affirm that I will faithfully perform according to law the duties of Administrator, and that all matters stated in any Petition or paper filed with the Court by me are true of my own knowledge or, if any matters are stated on information and belief, I believe them to be true.


DUSTIN WHITING

SUBSCRIBED AND AFFIRMED before me this 14th day of January, 2021.


NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 004-170-12
- b) _____
- c) _____
- d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book	_____ Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property

- a) Vacant Land
- b) Single Family Residence
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Commercial/Industrial
- g) Agricultural
- h) Mobile Home
- i) Other _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (_____) \$0.00
 Transfer Tax Value \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 4
- b. Explain Reason for Exemption: From one tenant in common to the other as evidenced by

5. Partial Interest: Percentage being transferred: 100 % Doc #142998 Book 278 Pg. 138,
 Doc # 146312 and Doc #163439

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 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: Grantor
Dustin Whiting, Administrator

Signature: [Signature] Capacity: Grantee
Cathy V. Rojas, Trustee

SELLER (GRANTOR) INFORMATION

Print Name: See attached for address
 Address: _____
 City/State/Zip _____

BUYER (GRANTEE) INFORMATION

Print Name: Rojmann Trust
 Address: 1628 Stonehaven Drive
 City/State/Zip Las Vegas NV 89108

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Cow County Title Co. Escrow No NLS 8248-Lin
 Address: 761 Raindance Drive, Pahrump, NV 89048

SELLER (GRANTOR) INFORMATION:

Dustin Whiting, Administrator
Estate of Erin Ray
10155 W Twain Ave Ste 100
Las Vegas NV 89147

Cathy V. Rojas, Trustee
Rojmann Trust
1628 Stonehaven Drive
Las Vegas NV 89108

COPY