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5 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
6 IN AND FOR THE COUNTY OF DOUGLAS

DOUGLAS COUNTY  
DISTRICT COURT CLERK

BARBARA REED

J. THALER

BY \_\_\_\_\_ DEPUTY

9 In the Matter of the Estate of

10 WANDA L. BALLARD,

ORDER APPROVING ACCOUNT  
AND FOR DISTRIBUTION

11 Deceased.

12 \_\_\_\_\_ /  
13 RITA RENE WILLIAMS, Executrix of the Estate of Wanda L. Ballard, having filed her First  
14 and Final Account and Petition for Distribution, said Petition came on regularly for hearing this date.  
15 The Court finds that this matter had been initially filed as an ancillary probate. Since that time, an  
16 Inventory and Appraisalment was filed indicating the probatable value of the estate in the State of Nevada  
17 at \$64,000.00. In view of the value of the estate, it falls under the provisions of NRS 145.040 and it is  
18 proper that it proceed by summary administration. The Court finds that the requirements of the statute  
19 have been met and further finds as follows:

- 20 1. The Court appointed Rita Rene Williams Executrix of the estate and that on March 17, 1998,  
21 Letters Testamentary were issued to her.
- 22 2. The Executrix has duly inventoried the assets of the estate coming under the jurisdiction of  
23 this court and filed the Inventory and Appraisalment thereof showing the gross value of the estate at  
24 \$64,000.00.
- 25 3. That more than three months have lapsed from the time of issuance of letters testamentary.
- 26 4. Notice of Creditors was given for the time and in the manner required by law and that no  
27 claims were filed against the estate.
- 28 5. That the decedent died testate, in the State of California and at the time of her death was a

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1 resident of that state. The decedent's will provides that all of her estate goes to her daughter Rita Rene  
2 Williams. The only asset in this state passing to Rita Rene Williams is the land and mobile home located  
3 thereon, situated in Douglas County, Nevada.

4 6. That distribution of that asset to the named heir should occur to finalize the estate.

5 7. That the Executrix had employed the services of Suzanne Martin who appraised the estate  
6 property. Ms. Martin's appraisal fee was paid through the California probate proceedings.

7 8. That the Executrix has retained the services of Nancy Rey Jackson, Esq. to represent the estate  
8 in this matter. Nancy Rey Jackson has done all the things necessary to settle the estate; she has expanded  
9 time n the incurred fees in the amount of \$860.65. As indicated in Exhibit B of the First Account, she  
10 has advanced costs to the estate in the amount of \$291.54 for a total of \$1,152.19.

11 THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED that the First and Final  
12 Account and Petition for Distribution is hereby Approved.

13 The Executrix is hereby authorized and directed to execute a deed, conveying all right, title and  
14 interest of the decedent in that real property situate in the County of Douglas, State of Nevada, described  
15 as follows:

16 Lot 113, as shown on the map of Topaz Ranch Estates Unit No. 3, filed in the office of the  
17 County Recorder of Douglas County, Nevada. APN:37-301-07.

18 and the 1973 Barrington 24'x64' house trailer, garage, outbuildings and other permanent  
19 improvements thereon  
20 into the name of RITA RENE WILLIAMS.

21 The Executrix is authorized and directed to pay to Nancy Rey Jackson, Esq. her attorney fees in  
22 the amount of \$ 860.<sup>65</sup> and reimburse her costs in the amount of \$291.54 for a total fees and costs  
23 in the amount of \$ 1,152.19.

24 Once the Executrix has completed the above, the estate shall be closed.

25 Dated this 1 day of September, 1998.

**CERTIFIED COPY**

The document to which this certificate is attached is a full, true and correct copy of the original on file and of record in my office.

DATE: 28 9/1/98  
Breed Clerk of the 9th Judicial District Court  
of the State of Nevada, In and for the County of Douglas,  
By J. Thaler Deputy

**SEAL**

Michael P. J. [Signature]  
DISTRICT COURT JUDGE

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COPY

REQUESTED BY  
Nancy Jackson  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

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LINDA SLATER  
RECORDER  
\$10<sup>00</sup> PAID ke DEPUTY