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1221-05-001-077

APN# 1221-05-001-0



Recording Requested by:

✓ Name Teri Kozen

Address 2283 Cal Lane

City/State/Zip Gardnerville NV 89410

Executor's Deed

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fee applies)

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1 CASE NO. 04-PB-0094
2 DEPT. NO. II

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DOUGLAS COUNTY
DISTRICT COURT

BARBARA W. FORD
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6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF DOUGLAS

10 In The Matter of The Estate
11 of
12 TIM STULL,
13 Deceased. /

AMENDED ORDER APPROVING FIRST
AND FINAL ACCOUNT, REPORT OF
ADMINISTRATORS, PETITION FOR
ALLOWANCE OF ATTORNEY'S FEES
AND COSTS, FOR FINAL
DISTRIBUTION
AND FOR FINAL DISCHARGE

14 TERI KOZEN AND LESLEE RUSSELL, petitioners in the above-titled estate, having filed
15 their verified First and Final Account, Report of Administrators, Petition for Allowance of
16 Attorney's Fees and Costs, for Final Distribution and for Final Discharge, the same came on
17 regularly for hearing this 6th day of June, 2005, before the above-entitled Court. The Court having
18 reviewed the First and Final Account, Report of Administrators, Petition for Settlement Thereof, for
19 Allowance of Attorney's Fees and for Final Distribution and for Final Discharge, finds that due
20 notice has been given in conformity with law and that all persons entitled to notice have received due
21 notice of this hearing as required by law; that this Court being fully advised in the premises, further
22 finds:

- 23 1. All allegations contained in the First and Final Account, Report of Administrators,
- 24 Petition for Allowance of Attorney's Fees and Costs, for Final Distribution and for Final Discharge
- 25 are true.
- 26 2. The decedent, TIM STULL, died intestate on August 18, 2004, in Douglas County,
- 27 Nevada and was at the time of his death a resident of Douglas County.
- 28 3. On October 18, 2004, this Court entered its Order Approving Petition for

1 Administration of Estate and for Issuance of Letters of Administration, appointing Teri Kozen and
2 Leslee Russell Administrators of the Estate.

3 4. Petitioners took the statutory oath of office as administrators and Letters of
4 Administration were filed with this Court by Teri Kozen on October 18, 2004 and by Leslee Russell
5 on November 17, 2004. The Letters have not been revoked.

6 5. The Notice to Creditors was published as required by NRS 147.010 and NRS 155.020.
7 No claims have been filed. The statutory time period has run within which creditors can file claims.

8 6. There are no federal estate taxes due or payable on account of this Nevada estate
9 proceeding. The decedent's personal income tax return for the tax year 2004 were filed. There is a
10 refund due in the amount of \$500.00. The Internal Revenue Service will forward the refund in Teri
11 Kozen's name as soon as that agency has notice that Teri is entitled to receive those monies.

12 7. The administrator Teri has heretofore paid from the decedent's accounts as well as
13 from her own monies various obligations of the estate, maintaining the real property and other assets
14 left by the decedent. Teri has not filed a detailed account of the obligations paid nor requested any
15 refund as any monies she advanced will be returned to her as the beneficiary of the decedent's estate.

16 8. The home of the decedent remains titled in his name. The administrators request that
17 title in the home be transferred in the name of Teri Kozen as her sole and separate property. They
18 also request that all other assets of the decedent be set aside or transferred to Teri Kozen

19 9. The Court has reviewed the disclaimers filed by the legal heirs of the decedent, in
20 accordance with NRS 120.020. The legal heirs all disclaim any interest in their son's and brother's
21 estate in favor of Teri Kozen, the decedent's long time companion. The Court approves the above
22 request and confirms distribution to Teri Kozen.

23 10. The administrators engaged attorney Nancy Rey Jackson of the law firm of Nancy Rey
24 Jackson, Ltd. to render the legal services necessary to the administration of the estate and Nancy Rey
25 Jackson has performed all necessary and ordinary services on behalf of the estate, acting as attorney
26 for the estate.

27 11. The net value of this estate is Three Hundred Twenty Nine Thousand Fifty Six Dollars
28 (\$329,056).

1 12. During the period of administration, and in the course of handling the affairs of the
2 decedent, petitioners employed the services of Nancy Rey Jackson, Esq., who has rendered services
3 to the estate and who has advanced costs of administration in the amount of \$ 523.10. (Due to a
4 clerical error, the numbers were mistakenly noted in the first and final account as \$435.10, creating
5 an error in the total fees and costs). Nancy Rey Jackson is entitled to reimbursement therefor. The
6 fees together with the costs total \$4,223.10.

7 14. Distribution of the estate should be ordered, with the entire estate to be distributed to
8 Teri Kozen, with the assets recited in the order below.

9 THIS COURT finds good cause for the approval of said First and Final Account, Report of
10 Administrators, Allowance of Attorney's Fees and Costs, For Distribution and For Final Discharge.

11 **NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:**

12 1. The First and Final Account, Report of Administrators, Allowance of Attorney's Fees
13 and Costs, For Distribution and For Final Discharge is hereby settled, approved and confirmed.

14 2. All acts and transactions of the Administrators relating to matters set forth in the
15 Account, Report and Petition are confirmed and approved.

16 3. Petitioner Teri Kozen's payments of obligations remaining outstanding at the
17 decedent's death and incurred during the period of administration are hereby ratified, confirmed and
18 approved. The administrator is authorized to retain the sum of \$250 to cover the remaining closing
19 costs and expenses associated with the closing of the estate. Any amount left after the expenses are
20 met shall be set aside to Teri Kozen.

21 5. The administration of this estate is brought to a close, subject to the administrators
22 filing with this Court appropriate receipts.

23 6. The administrators are directed to pay the law firm of Nancy Rey Jackson, Ltd., as and
24 for attorney's fees, the sum of \$4,223.10, such sums also including the costs incurred by said law
25 firm.

26 7. Immediately after the administrators' payment of all attorneys' fees and costs, together
27 with any other costs of administration of this estate, the entire net estate, being the rest, residue and
28 remainder of said estate in the possession of the administrators consisting of the following, or its

1 present values, shall be distributed to Teri Kozen. Teri Kozen is authorized to transfer title to the
2 assets listed below in her name or to sell them.

3 A. BANK ACCOUNTS:

4 1) Bank of America, Acct No. 004964177428, with a value of:

5 B. REAL ESTATE:

6 1) Residence located at 2283 Cal Lane, Gardnerville, NV 89410,
7 APN: 1221-05-001-077

8 C. PERSONAL PROPERTY

- 9 1) 1996 GMC Pickup, VIN 1GTEK14M9TZ547528.
- 10 2) 1988 Ford F150 Pickup, VIN 1FTEF14N1JPB52491.
- 11 3) 1978 Chevy Pickup, VIN # CKL24Z2196204.
- 12 4) Nomad Travel Trailer, VIN # 707784742.
- 13 5) Utility Trailer, VIN # 41EFS1214HC075069.

14 8. Teri Kozen is entitled to distribution of the income tax refund due the decedent by the
15 Internal Revenue Service. The decedent's Social Security Number was [REDACTED]-5833. The Court
16 confirms that such distribution should be made to Teri Kozen.

17 DATED this 4 day of August 2005.

18
19
20 
21 DISTRICT JUDGE

22 Submitted By:
23 Nancy Rey Jackson, Esq.
24 State Bar #03648
25 159 Mono Avenue
26 Minden, NV 89423
(775) 782-4611
Attorney for the estate



SEAL

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: August 4, 2005
B. Peck - Clerk of the 5th Judicial District Court
of the State of Nevada, in and for the County of Douglas,

By: [Signature] Deputy