

Assessor's Parcel Number: 1220-03-211-013

Recording Requested By:

Name: Duane Petite

Address: 1067 Helman Dr.

City/State/Zip Gardnerville, NV 89410

R.P.T.T.: \_\_\_\_\_

DOC # **0699285**  
04/17/2007 01:47 PM Deputy: SD  
**OFFICIAL RECORD**  
Requested By:  
FIRST AMERICAN TITLE COMPANY

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 4 Fee: 17.00  
BK-0407 PG- 5033 REPT: 0.00



Decree of Distribution  
(Title of Document)

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY, NO LIABILITY, EXPRESS OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY, NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

FIRST AMERICAN TITLE CO.

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

*This cover page must be typed or legibly hand printed.*

1 Case No. 06-PB-0097

2 Dept. I

**RECEIVED**  
APR 02 2007  
DOUGLAS COUNTY  
DISTRICT COURT CLERK

2007 APR -3 PM 1:31

EARLENE W. GRIFFIN  
CLERK

P. GREGORY  
BY \_\_\_\_\_ DEPUTY

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

9 IN THE MATTER OF THE ESTATE OF  
10 FRANCIS DONALD PETITE,

11 Deceased.

**ORDER SETTLING FIRST AND  
FINAL ACCOUNT PETITION  
FOR FEES AND DECREE OF  
DISTRIBUTION**

12 \_\_\_\_\_  
13  
14 DUANE RALPH PETITE, Personal Representative of the Estate of FRANCIS  
15 DONALD PETITE, having rendered to the Court on the 3rd day of April, 2007, his First and Final  
16 Accounting, Report of Administration, Petition for Distribution and Application for Order  
17 Authorizing Payment of Fees and Costs, and a hearing thereon having been had, due notice of  
18 which was proved, and the Court having reviewed the evidence, read the papers and it appearing  
19 as follows:

- 20 1. That the said account is in all respects true and correct.
- 21 2. That due and legal notice to creditors of said Estate has been given in the  
22 manner and for the time required by law.
- 23 3. That all claims and debts against said Decedent and against said Estate, and  
24 all debts, expenses and charges of administration have been fully paid and discharged, and there  
25 are no federal estate taxes due from the Estate or personal property taxes due and payable by  
26 the Estate, and that said Estate is ready for distribution and is now in a condition to be closed.
- 27 4. That an Inventory, Appraisalment and Record of Value was filed on the 1st



1 day of March, 2007, and the Estate consists of real and personal property valued at FOUR  
2 HUNDRED AND TWO THOUSAND, EIGHT HUNDRED NINETY SEVEN DOLLARS  
3 (\$402,897.00).

4 IT IS HEREBY ORDERED, ADJUDGED and DECREED as follows:

5 1. That the First and Final Account, Report of Administration, Petition for  
6 Distribution, and Application for Order Authorizing Payment of Fees and Costs, be and the same  
7 is approved, confirmed, allowed and settled; and that the facts, accounts and matters alleged and  
8 reported therein are a true, complete and correct record of the administration of said Estate.

9 2. That the Personal Representative is authorized and directed to distribute the  
10 Estate, including all of the rest, residue and remainder, now known or hereafter discovered,  
11 including the real property described below, pursuant to the Last Will and Testament of Decedent  
12 as follows: all of the estate to his son, Duane Ralph Petite, and more specifically:

13 TO DUANE RALPH PETITE all that certain lot, piece, or parcel of land situate, lying,  
14 and being in the county of Douglas, State of Nevada, being Douglas County Assessor Parcel No.:  
15 1220-03-211-013, and more particularly described as follows:

16 LOT 13, BLOCK D, AS SET FORTH ON THE FINAL SUBDIVISION  
17 MAP LDA 01-047, PLANNED UNIT DEVELOPMENT FOR ARBOR  
18 GARDEN, PHASE 2, FILED FOR RECORD IN THE OFFICE OF THE  
19 COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA  
20 ON JUNE 30, 2004 IN BOOK 0604, PAGE 14661, AS DOCUMENT NO.  
21 617515, AND BY CERTIFICATE OF AMENDMENT RECORDED JULY  
22 22, 2004, BOOK, 0704, PAGE 9327, AS DOCUMENT NUMBER  
23 619458.

24 TOGETHER WITH the tenement, hereditaments, and appurtenances thereunto  
25 belonging or in anywise appertaining and the reversion and reversions, remainder and  
26 remainders, rents, issues, and profits thereof.

27 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon the filing of  
28 appropriate receipts, the said Personal Representative shall be discharged from his trust herein  
and said Estate shall be then closed.

DATED this 3 day of April, 2007.

*David R. Petite*  
District Court Judge  
of the State of Nevada in and for the County of Douglas



COPY

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: 4/13/07

Barbara J. Griffin, Clerk of the 9th Judicial District Court of the State of Nevada, In and for the County of Douglas,

By *Deputy* Deputy



BK- 0407  
PG- 5036