

APN#: 1220-03-310-031

Recording Requested By:
Western Title Company, Inc.

Escrow No.: 023601-LMS

When Recorded Mail To:

Mark Clore
1412 Patricia Drive
Gardnerville, NV
89460

Mail Tax Statements to: (deeds only)

Same as Above

(space above for Recorder's use only)

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

Signature _____

Anu Wright
Anu Wright Escrow Agent

**Amended Order NUNC PRO TUNC Settling First and Final Account,
Payment of Fees and Costs, and Decree of Final Distribution**

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

RECEIVED

1 CASE NO. 08-PB-0029

FEB -4 2009 2009 FEB -4 PM 2:49

2 DEPT. NO. II

DOUGLAS COUNTY DISTRICT COURT CLERK

M. BIAGGINI

3 The undersigned hereby affirms
4 that there is no social
5 security number in this document.

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

9
10 In the Matter of the Estate of
11
12 TERRANCE CHARLES CLORE,
13 also known as Terry Clore,
14
15 Deceased.

AMENDED ORDER NUNC PRO
TUNC SETTLING FIRST AND
FINAL ACCOUNT, PAYMENT OF
FEES AND COSTS, AND DECREE
OF FINAL DISTRIBUTION

16 This Amended Order is being entered *nunc pro tunc* to
17 February 2, 2009, at 1:46 p.m., because, solely through
18 counsel's inadvertence, the original Order did not contain
19 page 5, without which the Order is incomplete.

20 MARK CLORE, as Administrator of the estate of TERRANCE
21 CHARLES CLORE, deceased (hereinafter MARK CLORE is also
22 sometimes referred to herein as "Petitioner"), having filed
23 herein on the 27th day of January, 2009, his First and Final
24 Account and Petition for Fees and Costs and for Final
25 Distribution, and the said account and petitions having come
26 on regularly to be heard this 2nd day of February, 2009, and
27 proof having been made to the satisfaction of the Court that
28 proper notice has been given in this matter, the Court finds:

George M. Keele, Esq.
1692 County Road, #A
Minden, Nevada 89423
Phone: 775-782-9781
Fax: 775-782-2970



BK-209
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2 1. TERRANCE CHARLES CLORE ("the decedent") died on the
3 12th day of February, 2008, in Douglas County, Nevada. At the
4 time of his death, the decedent was a resident of the County
5 of Douglas, State of Nevada.

6 2. The decedent left no Will or Testament; thus, he
7 died intestate.

8 3. On April 21, 2008, the Court entered its Order for
9 the issuance of Letters of Administration to Petitioner, and
10 on May 1, 2008, Letters of Administration were issued to
11 Petitioner, whereupon Petitioner was duly and regularly
12 appointed and qualified as the Administrator of decedent's
13 estate and has since that date acted as such Administrator.

14 4. A period of more than six months has elapsed since
15 the issuance of such Letters of Administration.

16 5. Immediately after Letters of Administration were
17 issued to Petitioner, Petitioner caused to be published a
18 Notice to Creditors as required by NRS 147.010; an Affidavit
19 of Publication of such notice has been filed herein; and the
20 time for presentation of claims against the estate expired on
21 August 7, 2008, ninety (90) days after the first publication
22 of said notice. No claims have been presented to the
23 Petitioner or against the estate for payment.

24 6. Petitioner filed an Inventory and Appraisement on
25 November 20, 2008, setting forth the total value of the
26 estate at \$1,040,462.38. Petitioner filed a Supplement to the
27 Inventory and Appraisement on November 30, 2008, which
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revised the total value of the estate as of the date of decedent's passing to \$980,548.38.

7. No federal estate tax is owed on this estate.

8. Attached to the First and Final Account filed herein on January 27, 2009, was an accounting which set forth the estate transactions covering the period March 18, 2008, to and including November 30, 2008. The account was prepared by the Administrator and his counsel, George M. Keele, Esq., and it set forth the total amounts of assets, including money, received and expended by the Administrator during the period March 18, 2008, to and including November 30, 2008.

9. The decedent owned an undivided fifty percent (50%) interest and the decedent's brother Tom Clore and sister-in-law Sherrie Clore owned an undivided fifty percent (50%) interest (a) in the issued and outstanding common stock in the business known as Carson Valley Heating, Inc., and (b) in the parcel of improved commercial real property located at 1421 Industrial Way, Gardnerville, Douglas County, Nevada. MARK CLORE, as Administrator of this estate, has reached an agreement with Tom and Sherrie Clore for the purchase by them of all the decedent's common stock interest in the referenced business and of the decedent's ownership interest in the referenced parcel of commercial real property. The parties desire that the terms of the agreement for sale remain confidential, and the court, having reviewed the agreement

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1 for sale in camera and finding the request appropriate,
2 orders that it remain confidential.

3 10. Petitioner, MARK CLORE, as Administrator of this
4 estate, has performed services necessary to the
5 administration of the estate since the death of the decedent,
6 including marshaling all of the assets of the estate and
7 inventorying the same, placing the liquid funds of the estate
8 in a bank account, protecting and inventorying the assets of
9 the estate, collecting and paying estate debts, and
10 performing other, necessary services in connection with
11 this estate. For his services as Administrator, Petitioner is
12 entitled to statutory compensation in the amount of
13 \$20,760.96. However, Petitioner has waived his compensation.

14 11. The law office of GEORGE M. KEELE, ESQ., has
15 rendered legal services to this estate necessary to the
16 administration of the estate, including preparing and filing
17 all necessary legal documents, notices, and pleadings
18 required to date in this estate, and performing other
19 essential services. The law firm has waived its fees.

20 The law office of GEORGE M. KEELE, ESQ., has advanced
21 the sum of \$328.97 as unpaid costs in connection with this
22 matter, and is entitled to reimbursement for the same. The
23 Administrator has approved the reimbursement of these costs,
24 which the Court finds are reasonable.

25 12. No request for special notice has been filed in
26 this proceeding.
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1 13. The Administrator made a partial distribution of
2 Ten Thousand Dollars (\$10,000) from the decedent's estate to
3 Greg Morgan Clore on November 20, 2008, as an advance against
4 his distributive share of this estate. The Court hereby
5 ratifies this partial distribution to Greg Morgan Clore
6 subject to an appropriate, compensating adjustment being made
7 by the Administrator to the distributive shares of Heather
8 Clore and Mark Clore, upon final distribution of this estate,
9 to ensure that all three of the decedent's children receive
10 equal distributive shares of the decedent's estate.
11

12 14. Pursuant to section 134.090 of Nevada Revised
13 Statutes, the remaining residuary estate must be distributed
14 in equal shares to the decedent's issue, namely:

- 15 A. Decedent's son Greg Morgan Clore, a married man, as
16 his sole and separate property;
17 B. Decedent's son Mark Clore, a married man, as his
18 sole and separate property; and
19 C. Decedent's daughter, Heather Clore, a single woman,
20 as her sole and separate property.

21 16. The Administrator has entered into a Real Property
22 and Stock Purchase Agreement regarding the decedent's
23 individual interest in the parcel of improved real property
24 located at 1421 Industrial Way, Gardnerville, Douglas County,
25 Nevada, and all shares of stock owned by the decedent in
26 Carson Valley Heating, Inc. ("the Agreement"). The Agreement
27 has been approved by all three heirs. The Petitioner has
28 asked that the Court ratify and approve the Agreement and by



1 Court Order authorize and instruct the Administrator of the
2 decedent's estate to execute and deliver to Tom Clore and
3 Sherrie Clore, husband and wife as joint tenants, as
4 Grantees, in recordable form (a) a Grant, Bargain and Sale
5 Deed conveying to said Grantees all right, title and interest
6 of the decedent and of the decedent's estate in and to the
7 parcel of improved real property located at 1421 Industrial
8 Way, Gardnerville, Douglas County, Nevada, which parcel is
9 more fully described on Exhibit A attached hereto and
10 incorporated herein by this reference, and (b) such further
11 instruments as are required to convey to Carson Valley
12 Heating, Inc., all right, title and interest of the decedent
13 and the decedent's estate, to include without limitation all
14 common and preferred stock therein, if any, in Carson Valley
15 Heating, Inc., a Nevada corporation. The Petitioner and the
16 Purchaser have agreed to keep confidential the terms of sale
17 set forth in the Agreement, which has been disclosed to the
18 Court, *in camera* the Court finding the same to be reasonable,
19 and which may also be disclosed to any and all taxing
20 authorities, federal, state and local, who have a material
21 interest in such information.
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THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED:

A. The First and Final Account of MARK CLORE, Administrator of the estate of TERRANCE CHARLES CLORE, deceased, be, and the same is, hereby finally settled, allowed, and approved, and all actions taken by the Administrator, including without limitation the above-mentioned partial distribution of \$10,000 to Greg Morgan Clore, taken by the Administrator set forth in the account and petition filed herein on the 27th day of January, 2009, are hereby ratified and approved, subject to appropriate adjustments being made by the Administrator to the distributive shares of Greg Morgan Clore and Heather Clore, such that Greg Morgan Clore, Heather Clore, and Mark Clore will each receive equal distributive shares of the residue of decedent's estate.

B. The Administrator is hereby authorized and directed to reimburse GEORGE M. KEELE, ESQ., \$328.97 as costs from the funds of this estate.

C. The Administrator is hereby authorized and directed to pay and distribute the remaining residuary estate, including but not limited to the following:

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- 1 •Net proceeds of sale of the 1421 Industrial Way,
2 Gardnerville, Douglas County, Nevada, parcel and of all
3 the decedent's interest in the capital stock of Carson
4 Valley Heating, Inc. to Tom and Sherrie Clore;
- 5 •Checking Account No. 2398752838 at Wells Fargo Bank and
6 Savings Account No. 2680034671 at Wells Fargo Bank
7 (created by the Administrator from the decedent's
8 checking account No. 083-2058168 at Wells Fargo Bank,
9 savings account No. 683-2619688 at Wells Fargo Bank, and
10 checking account No. 004960116894 at Bank of America);
- 11 •Improved real property situated at 1412 Patricia Drive,
12 Gardnerville, Douglas County, Nevada (Assessor's Parcel
13 No. 1220-22-410-035), as more particularly described on
14 Exhibit B attached hereto and incorporated herein by
15 this reference;
- 16 •1999 Ford F250, VIN 1FTNX21L4XE67786;
- 17 •1999 Ford F150 Super Cab, VIN 1FTRX18L4XKC01485;
- 18 •Personal property and furniture located in the home at 1412
19 Patricia Drive, Gardnerville, Nevada,

20 after making the adjustment to the distributive shares of
21 Heather Clore and Mark Clore as directed in paragraph 13,
22 supra; to the following three heirs at law of the decedent,
23 in three in equal shares:

- 24 1. Greg Morgan Clore, a married man as his sole and
25 separate property;
- 26 2. Mark Clore, a married man as his sole and separate
27 property; and
- 28 3. Heather Clore, a single woman as her sole and
separate property.

D. The Administrator is hereby authorized and
instructed to execute and deliver to an authorized officer of
Carson Valley Heating, Inc., appropriate conveyances in
accordance with the provisions of paragraph 16, supra.

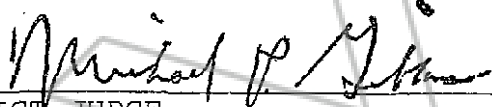
E. The Court retains jurisdiction of this estate until
the same is distributed and closed. Upon the Administrator's
filing receipts showing transfer of the property of the
estate to the beneficiaries entitled thereto, a decree of



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discharge shall be entered and filed, discharging the Administrator from all liability thereafter to be incurred by him in this estate proceeding.

Dated this 4 day of February, 2009.


DISTRICT JUDGE

Submitted by:
George M. Keele, Esq.
Nevada Bar No. 1701
Attorney for the Administrator

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EXHIBIT A
LEGAL DESCRIPTION OF COMMERCIAL REAL PROPERTY
at 1421 Industrial Way, Gardnerville, Nevada

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

A parcel of land being a portion of the Southwest ¼ of
Section 3, Township 12 North, Range 20 East, M.D.B. & M. and
of Parcel B as shown on that certain map entitled CARSON
VALLEY INDUSTRIAL PARK, recorded as Document No. 47572, on
March 30, 1970, Official Records of Douglas County, Nevada
described as follows:

Parcel A as set forth on that certain Parcel map for RICHARD
L. CLARK AND LAURA LEE CLARK, Lot 2, Parcel "B" CARSON VALLEY
INDUSTRIAL PARK Section 3, Township 12 North, Range 20 East
M.D.B. & M., filed for record in the office of the County
Recorder of Douglas County, Nevada on March 5, 1982, in Book
382, Page 217, Document No. 65498.

APN 1220-03-310-031

Per NRS 111.312, this legal description was previously
recorded at Document No. 0508019, Book 0201, Page 0149, on
February 1, 2001.



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EXHIBIT B
LEGAL DESCRIPTION OF RESIDENTIAL REAL PROPERTY
at 1412 Patricia Drive, Gardnerville, Nevada

All that real property situate in the City of Gardnerville,
County of Douglas, State of Nevada, bounded and described as
follows:

Lot 760 as shown on map of Gardnerville Ranchos Unit No. 7,
filed for record in the office of the county recorder of
Douglas County Nevada, on March 27, 1974 as document no
72456.

APN 1220-22-410-035

Per NRS 111.312, this legal description was previously
recorded at Document No. 0500033, Book 0900, Page 4277, on
September 25, 2000.



CERTIFIED COPY

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

DATE February 4, 2009
TED THRAN Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas,
By M. Bragg Deputy

George M. Keele, Esq.
1692 County Road, #A
Minden, Nevada 89423
Phone: 775-782-9781
Fax: 775-782-2970



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