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OFFICIAL RECORD
Requested By:
GEORGE M KEELE

APN:1320-32-117-021

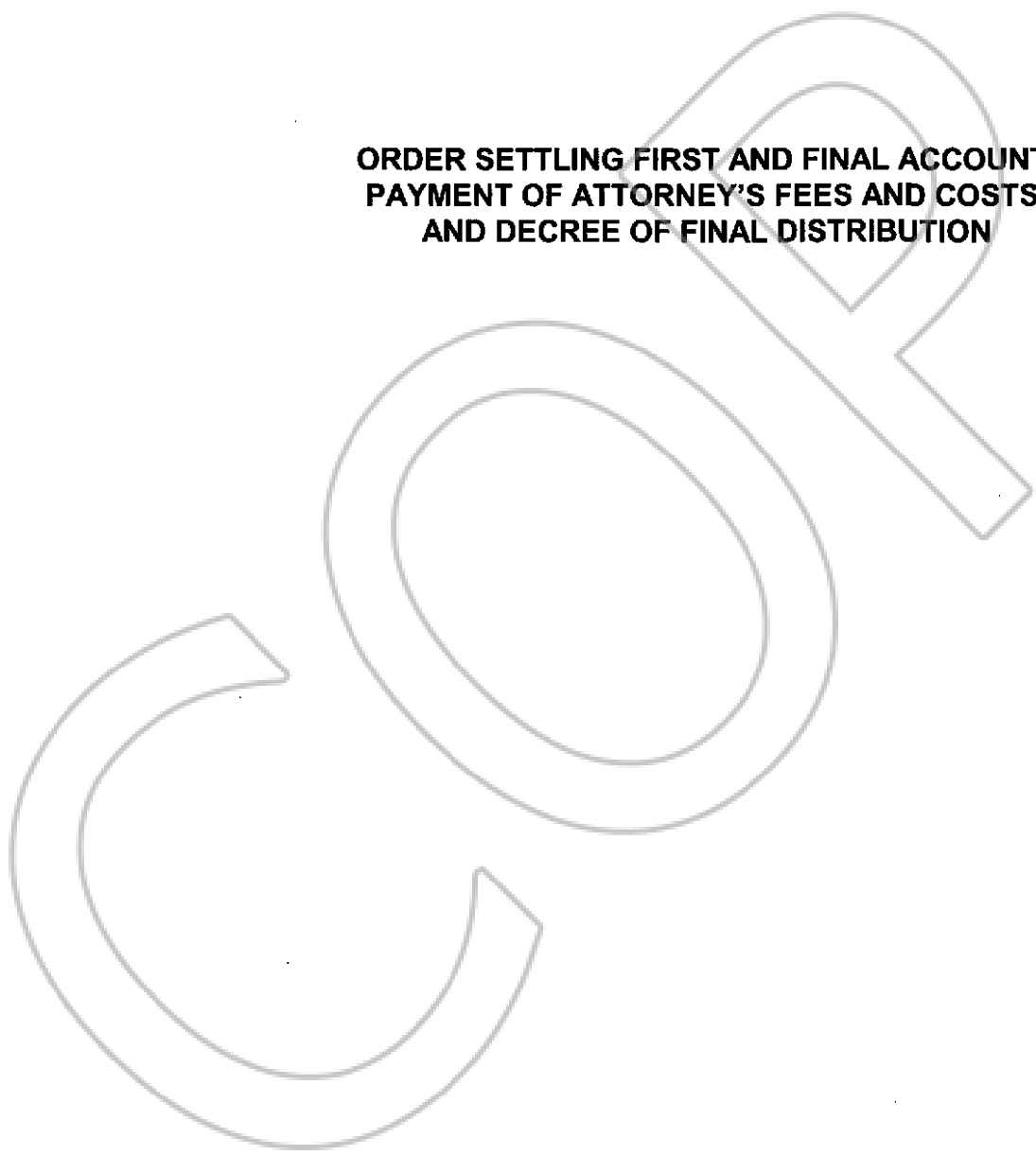
✓ WHEN RECORDED, MAIL TO:
GEORGE M. KEELE, ESQ.
1692 County Road, #A
Minden, NV 89423

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 7 Fee: 20.00
BK-0409 PG- 1493 RPTT: 0.00



Mail tax statements to:
ROBERT S. McMILLAN
P. O. Box 1535
Minden, NV 89423

**ORDER SETTLING FIRST AND FINAL ACCOUNT,
PAYMENT OF ATTORNEY'S FEES AND COSTS,
AND DECREE OF FINAL DISTRIBUTION**



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FILED

MAR 17 2009

Case No. 08-PB-0102

DOUGLAS COUNTY DISTRICT COURT CLERK

2009 MAR 23 PM 4:13

Dept. No. I

The undersigned affirms that there is no social security number in this document.

TED THUAN CLERK DEPUTY

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

IN THE MATTER OF THE ESTATE OF CATHERINE ELIZABETH McMILLAN, also known as CATHERINE McMILLAN, Deceased.

ORDER SETTLING FIRST AND FINAL ACCOUNT, PAYMENT OF ATTORNEY'S FEES AND COSTS, AND DECREE OF FINAL DISTRIBUTION

ROBERT S. McMILLAN, as Personal Representative of the estate of CATHERINE ELIZABETH McMILLAN, also known as CATHERINE McMILLAN, deceased, having filed herein on the 5th day of March, 2009, his First and Final Account and Petition for Fees and Costs and for Final Distribution, and the said account and petition having come on regularly to be heard this 17th day of March, 2009, and proof having been made to the satisfaction of the Court that proper notice has been given in this matter, the Court finds as follows:

1. CATHERINE ELIZABETH McMILLAN ("the decedent") died on the 21st day of July, 2008, in Douglas County, Nevada. At the time of her death, the decedent was a resident of the County of Douglas, State of Nevada.

George M. Keels, Esq. 1692 County Road, #A Minden, Nevada 89423 Phone: 775-782-8781 Fax: 775-782-2970



1 2. The decedent died testate, and on the 14th day of
2 October, 2008, Letters Testamentary were issued to Petitioner,
3 whereupon Petitioner was duly and regularly appointed and
4 qualified as the Personal Representative of decedent's estate
5 and has since that date acted as such Personal Representative.

6 3. A period of less than six months has elapsed since
7 issuance of such Letters Testamentary.

8 4. Immediately after Letters Testamentary were issued
9 to Petitioner, Petitioner caused to be published a Notice to
10 Creditors as required by NRS 147.010; an Affidavit of
11 Publication of such notice has been filed herein; and the time
12 for presentation of claims against the estate expired on
13 January 17, 2009, ninety (90) days after the first publication
14 of said notice. No claims have been presented against the
15 estate for payment.

16 5. Petitioner filed an Inventory and Appraisement and
17 Record of Value on January 13, 2009, setting forth the total
18 value of the estate between \$188,010 and \$193,010.
19

20 6. No federal estate tax is owed on this estate.

21 7. Attached to the First and Final Account filed herein
22 on March 5, 2009, was an accounting which set forth the estate
23 transactions covering the period October 14, 2008, to February
24 20, 2009. The account was prepared by the Personal
25 Representative and his counsel, George M. Keele, Esq., and it
26 sets forth the total amounts of assets, including money,
27 received and expended by the Personal Representative during
28 the period October 14, 2008, to February 20, 2009.

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Fax: 775-782-2970



1 8. Petitioner, ROBERT S. McMILLAN, as Personal
2 Representative of this estate, has performed services
3 necessary to the administration of the estate since the death
4 of the decedent, including marshaling all of the assets of the
5 estate and inventorying the same, placing the liquid funds of
6 the estate in an interest-bearing account, protecting and
7 inventorying the assets of the estate, collecting and paying
8 estate debts, and performing other, necessary services in
9 connection with this estate. For his services as Personal
10 Representative, Petitioner is entitled to statutory
11 compensation in the amount of \$4,900. However, he has waived
12 all such fees.

13
14 9. The law office of GEORGE M. KEELE, ESQ., has
15 rendered legal services necessary to the administration of the
16 estate, including preparing and filing all necessary legal
17 documents, notices, and pleadings required to date in this
18 estate, and performing other essential services. The law firm
19 and the Petitioner herein have agreed that a reasonable fee
20 for the services so rendered is \$300 per hour, to be paid
21 after approval thereof by this Court. The Personal
22 Representative approves the requested fees.

23 The law office of GEORGE M. KEELE, ESQ., has also
24 advanced the sum of \$590.41 as unpaid costs in connection with
25 this estate, and the law firm is entitled to reimbursement for
26 the same. The Personal Representative also approves the
27 reimbursement of these costs.

28 ///

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1 10. No request for special notice has been filed in this
2 proceeding.

3 THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED:

4 A. The First and Final Account of ROBERT S. McMILLAN,
5 Personal Representative of the estate of CATHERINE ELIZABETH
6 McMILLAN, deceased, be, and the same is, hereby finally
7 settled, allowed, and approved, and all actions taken by the
8 Personal Representative in connection with the administration
9 of this estate as set forth in the account and petition filed
10 herein on the 5th day of March, 2009, are hereby ratified and
11 approved.

12 B. The Personal Representative is hereby authorized and
13 directed to reimburse GEORGE M. KEELE, ESQ., \$590.41 as costs
14 from the funds of this estate.

15 C. The statement for attorney's fees attached as
16 Exhibit A to the First and Final Account in this matter having
17 been approved as reasonable by the Personal Representative's
18 execution of the Account, the Personal Representative is
19 hereby authorized and directed to pay GEORGE M. KEELE, ESQ.,
20 attorney's fees in connection with services rendered to this
21 estate in the amount of \$6,090.

22 D. The Personal Representative is hereby authorized and
23 directed to pay and distribute the remaining residuary estate,
24 including but not limited to the decedent's entire interest in
25 the following parcel of real property:
26

27 ///

28 ///

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The parcel of improved real property situated at 1574 Wildrose Drive, Minden, Douglas County, Nevada (Assessor's Parcel No. 1320-32-117-021) as more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

as well as all interest of the decedent and of the decedent's estate in the following account:

Greater Nevada Credit Union, account #10000893257

to the decedent's husband, ROBERT S. McMILLAN, a widower, as his sole and separate property, under the provisions of Article 5 of the decedent's Last Will and Testament.

E. The Personal Representative is further ordered to comply with each and every remaining provision of the decedent's Last Will and Testament.

F. The Court retains jurisdiction of this estate until the same is distributed and closed. Upon the Personal Representative's filing receipts showing transfer of the property of the estate to the beneficiaries entitled thereto, a decree of discharge shall be entered and filed, discharging the Personal Representative from all liability thereafter to be incurred by him in this estate proceeding.

Dated this 23 day of March, 2009.


DISTRICT JUDGE

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

George M. Keele, Esq.
1692 County Road, #A
Minden, Nevada 89423
Phone: 775-782-8781
Fax: 775-782-2970

EXHIBIT A
LEGAL DESCRIPTION

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

LOT 2, BLOCK G, AS SHOWN ON THE MAP OF WILDROSE SUBDIVISION NO. 3, UNIT NO. 3, FIELD IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 4, 1973, DOCUMENT NO. 65028.

TOGETHER WITH:

A PARCEL OF LAND, THE NORTHERLY LINE BEING ADJACENT TO AND PARALLEL WITH THE SOUTHERLY LINE OF LOT 2, BLOCK G AS SHOWN ON THE MAP OF WILDROSE SUBDIVISION NO. 3, UNIT NO. 3, FILED IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 4, 1973, AS DOCUMENT NO. 65028, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 2:

THENCE SOUTH 63°25'00" EAST, 37.97 FEET;

THENCE SOUTH 26°35'00" WEST, 15.97 FEET;

THENCE NORTH 61°56'52" WEST, 133.01 FEET;

THENCE NORTH 26°35'00" EAST, 12.56 FEET;

THENCE SOUTH 63°25'00" EAST, 95.00 FEET TO THE POINT OF BEGINNING,

REFERENCE IS MADE TO RECORD OF SURVEY, RECORDED APRIL 19, 2006 IN BOOK 0406, AT PAGE 6334, AS DOCUMENT NO. 673023 OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

Per NRS 111.312, this legal description was previously recorded at Document No. 722472, Book 408, Page 7861, on April 30, 2008.

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 4/6/09
TED THUAN Clerk of the Judicial District Court
of the State of Nevada, in and for the County of Douglas,
By M. S. [Signature] Deputy

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Phone: 775-782-9781
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BK- 0409
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