

OFFICIAL RECORD
Requested By:
NANCY REY JACKSON LTD

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0509 PG-2690 RPTT: 0.00



Assessor's Parcel Number: _____

Recording Requested By:

Name: Nancy Rey Jackson, Ltd.
Address: 1591 Mono Avenue
City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: _____
Address: _____
City/State/Zip: _____

Please complete Affirmation Statement below:

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

-OR-

I the undersigned hereby affirm that this document submitted for Recording contains the social security number of a person or persons as required by law _____ (state specific law)

Secretary

Signature (Print name under signature)
Carrie M. Dimitri

Title

ORDER APPROVING FIRST AND FINAL ACCOUNT AND REPORT OF EXECUTOR; PETITION ON ACCOUNT OF ATTORNEY FEES AND FOR FINAL DISTRIBUTION OF ESTATE

(Title of Document)

If legal description is a metes & bounds description furnish the following information:

Legal description obtained from: _____ (Document Title), Book: _____ Page: _____

Document # _____ recorded _____ (Date) in the _____ County Recorders Office.

-OR-

If Surveyor, please provide name and address:

This page added to provide additional information required by NRS 111.312 Sections 1-4.

(Additional recording fees apply)

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1 CASE NO. 08-PB-0107

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2009 JAN 12 PM 1:33

2 DEPT. NO. II

JAN 12 2009

TED THRAN
CLERK

3 The undersigned hereby affirms this document
3 does not contain a social security number.

DOUGLAS COUNTY
DISTRICT COURT CLERK

BY M. BIAGGINI DEPUTY

4 *Nancy C. [Signature]*

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 of

11 LYNN KELLY BROWN

12 Deceased.

ORDER APPROVING FIRST AND FINAL
ACCOUNT AND REPORT OF EXECUTOR;
PETITION ON ACCOUNT OF ATTORNEY
FEES AND FOR FINAL DISTRIBUTION OF
ESTATE

14 PAMELA KAPPELHOF, Petitioner herein and Executor of the Estate of LYNN KELLY
15 BROWN, deceased, having rendered to the Court her First and Final Account and Report of Executor;
16 Petition on Account of Attorney's Fees and for Final Distribution of Estate, duly filed on December 17,
17 2008, this day has been fixed as the time set for hearing of the same.

18 The Court finds that:

19 1. LYNN KELLY BROWN, died on January 22, 2008, in Carson City, Nevada, and at the
20 time of her death was a resident of Douglas County, Nevada.

21 2. On August 11, 2008 an order was signed by this Court appointing petitioner PAMELA
22 KAPPELHOF Executor of the Estate of said Decedent, to serve without bond, and directing the
23 issuance of Letters Testamentary to petitioner. Letters Testamentary were issued on that date. The
24 Letters have not been revoked.

25 3. The First and Final Account and Report of Executor covers the period from January 22,
26 2008, to and including the time of the account.

27 4. The Notice to Creditors has been properly given and that no claims have been filed.

28 5. The Inventory filed on December 2, 2008 reflects the assets of the Decedent which have



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1 come to the possession of the Executor and are under this Court's jurisdiction. The heirs have
2 divided the decedent's personal property by mutual agreement as provided under the will.

3 6. That due notice of the hearing on the First and Final Account and Report of Executor was
4 duly given as required by law, including the notice to the Administrator of the Welfare Division.

5 7. The Executor retained the services of Nancy Rey Jackson, Attorney at Law, who has
6 assisted her in the administration of the estate and has rendered legal services to petitioner and to the
7 estate.

8 The Court further finds that the estate is now in a condition to be further settled and
9 distributed.

10 IT IS THEREFORE ORDERED, ADJUDGED AND DECREED as follows:

11 1. That the First and Final Account and Report of Executor is in all respects approved,
12 ratified and confirmed as the Final Account and Report of the Executor.

13 2. That, as agreed between the heirs, title to the Decedent's real property, the residence
14 located at 1179 Cottonwood Street, #12, Gardnerville, Douglas County, Nevada, APN: 1320-32-713-
15 008, be transferred to DIANA KELLY SHAW as her sole and separate property. The Executor shall
16 execute the proper deed to effect the transfer. The Court confirms the value of the property at
17 \$160,426.93 as agreed between the heirs.

18 3. That upon the transfer of said property, Diana Kelly Shaw shall pay the executor Pamela
19 Kappelhof the sum of \$52,863.81, such sum representing amounts advanced by Pamela to the
20 decedent personally and to the estate during the period of administration.

21 4. That Diana Kelly Shaw is authorized to set aside to herself the sum of \$40,027.76 from
22 the value of the home as reimbursement of the monies she advanced to the decedent during her life.

23 5. That after the above payments have been made, Diana Kelly Shaw shall pay to Pamela
24 Kappelhof and to Philip Tyler Kelly the sum of \$22,511.79 each, that sum representing their
25 respective shares of the estate. Diana Kelly Shaw shall keep for herself the sum of \$22,511.79 as her
26 share of the estate.

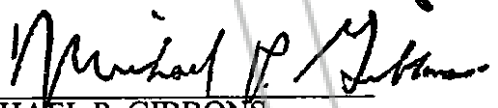
27 6. That the Executor is authorized and directed to pay to Nancy Rey Jackson, Esq. the sum of
28 \$4,153.32 as payment for fees and costs incurred herein.



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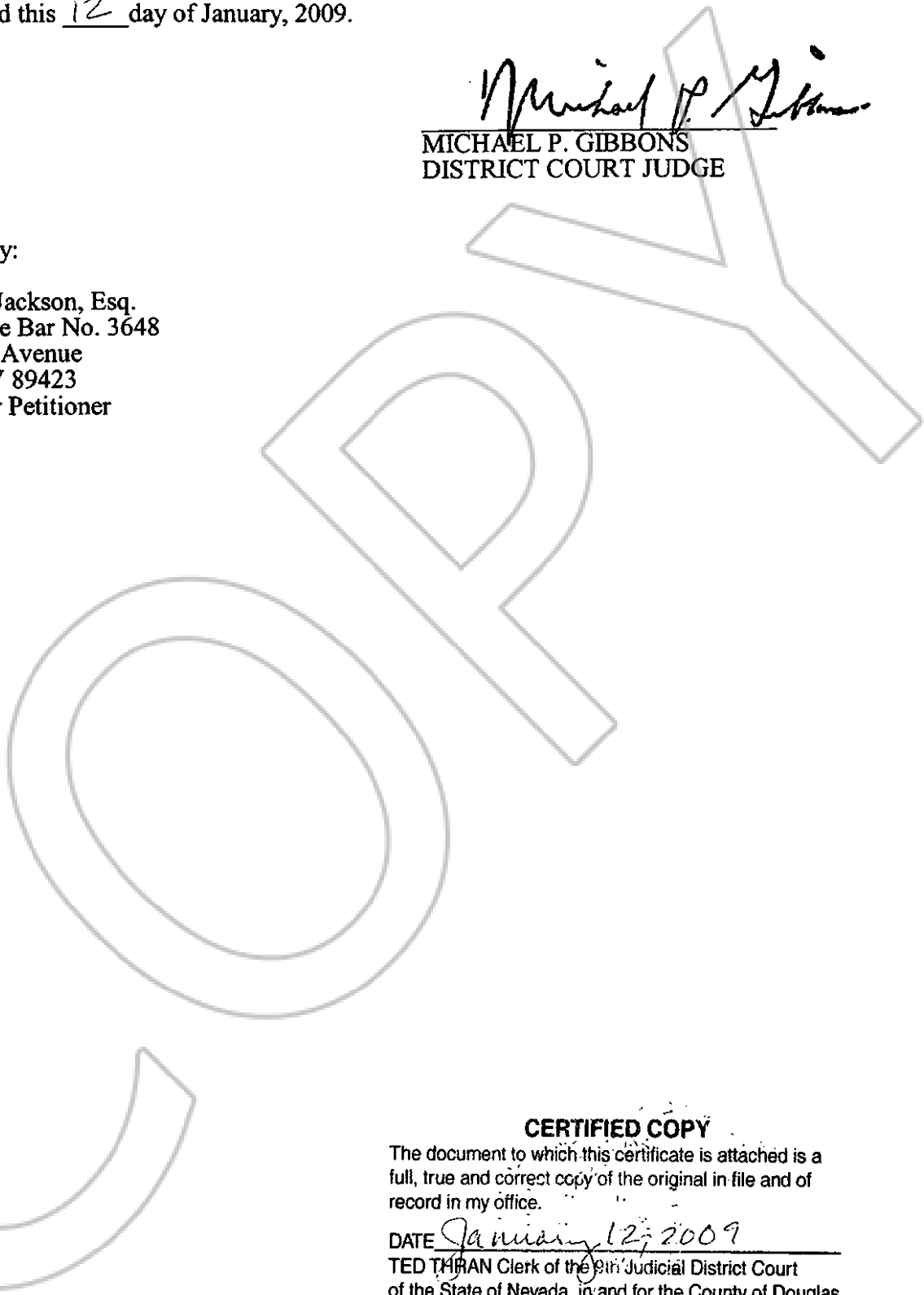
7. That when receipt of distribution is made by the heirs, the estate shall be closed.

Dated this 12 day of January, 2009.


MICHAEL P. GIBBONS
DISTRICT COURT JUDGE

Submitted by:

Nancy Rey Jackson, Esq.
Nevada State Bar No. 3648
1591 Mono Avenue
Minden, NV 89423
Attorney for Petitioner



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 January 12, 2009

TED THIRAN Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas,

By M. Bruggen Deputy