

**OFFICIAL RECORD**

Requested By:  
LAW OFFICE OF JEFFREY

RAHBECK

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 5 Fee: 18.00

BK-1209 PG- 6036 RPTT: # 5



APN: 1420-34-810-017

**Recording requested by and  
When recorded mail to:**

Jeffrey K. Rahbeck, Esq  
P.O. Box 435  
Zephyr Cove, NV 89448

**Mail Tax Statements to:**

Dorrene M. Ross  
5734 St. Matthew Drive  
Newark, CA 94560

**EXECUTRIX'S DEED**

THIS INDENTURE, is made this \_\_\_\_\_ day of December, 2009, by and between DORRENE M. ROSS, Executrix of The Estate of Joseph L. Ross ("GRANTOR"), party of this first part, and DORRENE M. ROSS and ALAN L. ROSS, each as to an undivided one-half (1/2) interest as tenants in common ("GRANTEE"), party of the second part, as follows:

**WITNESSETH:**

WHEREAS, DORRENE M. ROSS was appointed Executrix of The Estate of Joseph L. Ross on May 4th, 2009 by the Ninth Judicial District Court of the State of Nevada and for the County of Douglas, Letters Testamentary were issued on May 12th, 2009; and

WHEREAS, the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas, entered its Order for Final Distribution directing the Executrix to distribute the estate of Joseph L. Ross. A certified copy of said Order is attached hereto as Exhibit "A".

NOW, THEREFORE, FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, DORRENE M. ROSS, as Executrix of The Estate of Joseph L. Ross, GRANTOR, and pursuant to the powers granted her by the Ninth Judicial District Court for the State of Nevada and for the County of Douglas, and does hereby grant, bargain, sell and convey to DORRENE M. ROSS and ALAN L. ROSS, each as to an undivided one-half (1/2) interest as tenants in common, GRANTEE, that certain piece and parcel of real property situate in the County of Douglas, State of Nevada, and more particularly described as follows, to wit:

**Lot 57, as shown on the map of SIERRA VIEW SUBDIVISION,  
Douglas County, Nevada, filed in the office of the County Recorder  
of Douglas County, Nevada, on April 18, 1960 under File No. 15897.**

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, and the reversions, remainders, rents, issues and profits thereof.

THE ESTATE OF JOSEPH L. ROSS

By: Dorrene M Ross  
Dorrene M. Ross, Executrix

**ACKNOWLEDGMENT**

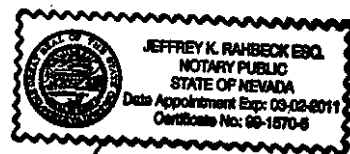
STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

On the 18<sup>th</sup> day of December, 2009, before me, JEFFREY K.

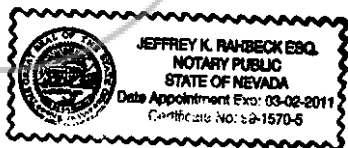
RAHBECK, a Notary Public, personally appeared, DORRENE M. ROSS, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Jeffrey K. Rahbeck  
NOTARY PUBLIC



RECEIVED

FILED

1 CASE NO.: 09-PB-0041

SEP 28 2009

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2 DEPT NO.: II

DOUGLAS COUNTY  
DISTRICT COURT CLERK

TED THUAN  
CLERK

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

8 *In the Matter of the Estate of:*  
9 JOSEPH L. ROSS,  
10 Deceased.

ORDER FOR FINAL DISTRIBUTION  
AND DISCHARGE AND FOR  
PAYMENT OF FEES

13 BE IT REMEMBERED that DORRENE M. ROSS, Executrix of the above-entitled  
14 estate, having filed her *Petition for Final Distribution and Discharge On Waiver Of Accounting*,  
15 and the same coming on regularly for hearing before the above-entitled Court on the 28<sup>th</sup> day of  
16 September, 2009, at the hour of 1:30 p.m. of said day, and good cause appearing therefore, the  
17 Court finds and orders as follows:

- 18 1. Notice of the hearing on the *Petition* has been regularly given as required by law.
- 19 2. That all allegations of the *Petition for Final Distribution and Discharge on*  
20 *Waiver of Accounting* are true and correct.
- 21 3. Joseph L. Ross died testate on the 17<sup>th</sup> day of February, 2009, and was on the date  
22 of his death a resident and domiciliary of the County of Douglas, State of Nevada.
- 23 4. On May 4<sup>th</sup>, 2009, Petitioner was appointed Executrix of the above-entitled estate;  
24 letters testamentary were issued to Petitioner on May 12, 2009.
- 25 5. Notice to Creditors has been given in the manner required by law and no  
26 creditors' claims have been filed. All debts of the estate, so far as known to Petitioner, have been  
27 paid.

28 ///

1 6. A copy of the decedent's Last Will & Testament is on file with the above-entitled  
2 Court, the original of which has heretofore been admitted to probate. The Will provides the  
3 manner of distribution of the decedent's estate as hereinafter provided.

4 7. No one has filed a Request for Special Notice.

5 8. The heirs of decedent have waived the requirements of an accounting in this  
6 matter and have consented to the granting of the *Petition for Final Distribution* as prayed for in  
7 the *Petition*.

8 Based upon the foregoing findings, and good cause appearing therefore, distribution shall  
9 be ordered as specified below.

10 A. The *Petition for Final Distribution and Discharge On Waiver of Accounting* is  
11 hereby confirmed, approved and settled in all particulars.

12 B. All acts and transactions of the Executrix relating to the matters set forth in the  
13 *Petition* are confirmed and approved.

14 C. The Executrix is authorized and directed to pay to Jeffrey K. Rahbeck, Esq., the  
15 sum of \$14,653.68 as and for his services in this matter and also reimburse him for his costs in  
16 this matter in the sum of \$468.21.

17 D. That after payment of the foregoing fees, the Executrix is ordered and directed to  
18 distribute the estate of the decedent in the hands of Executrix in accordance with the decedent's  
19 Last Will & Testament, as follows:

- 20 i. Fifty percent (50%) to DORRENE ROSS.
- 21 ii. Fifty percent (50%) to ALAN ROSS.
- 22 iii. That any other property of the estate not now known or discovered that

23 may belong to the estate or which the estate or decedent may have some interest, shall be  
24 distributed as provided in the preceding paragraph.

25 Dated: 9/28/09

26   
27 DISTRICT COURT JUDGE  
28

COPY

**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 9/28/09

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

By [Signature] Deputy