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AFTER RECORDING MAIL THIS DOCUMENT TO:**

Rachelle J. Nicolle Ltd.
Attorney at Law
✓ 1662 Highway 395, Suite 214
Minden, NV 89423

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 7 Fee: 20.00
BK-0411 PG- 4447 RPTT: 0.00




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)

PROBATE ORDER & PAYMENT AFFIDAVIT

Attached is a certified copy of the Court Order in the Estate of Barbara Ann Dougan. By signing below, I attest that all attorney's fees ordered to be paid to Rachelle J. Nicolle under this Order have been paid in full.

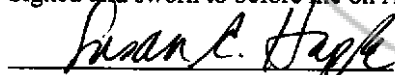
Dated: April 18, 2011.


RACHELLE J. NICOLLE, Attorney for the Estate
of BARBARA ANN DOUGAN, deceased

JURAT

State of Nevada)
County of Douglas)

Signed and sworn to before me on April 18, 2011, by Rachelle J. Nicolle.


Notary Public



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MAR 31 2011

DOUGLAS COUNTY DISTRICT COURT CLERK

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TED THUAN CLERK

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1 CASE NO: 10-PB-0031

2 DEPT. NO. II

3 I hereby affirm that this document does not contain
4 the social security number of any person or persons.

5 Printed Name: Rachelle J. Nicolle

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

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11 **IN THE MATTER OF THE ESTATE**
12 **OF**
13 **BARBARA ANN DOUGAN,**
14 **Deceased**

11 **ORDER SETTLING AMENDED FIRST**
12 **AND FINAL ACCOUNTING, AND**
13 **PETITION FOR APPROVAL OF**
14 **PAYMENT OF ATTORNEY FEES, AND**
15 **FOR FINAL DISTRIBUTION OF**
16 **ESTATE**

Hearing Date: April 4, 2011
Hearing Time: 1:30 PM
Judge: Michael Gibbons

17 The verified **FIRST AND FINAL ACCOUNTING, AND PETITION FOR**
18 **APPROVAL OF PAYMENT OF ATTORNEY FEES, AND FOR FINAL DISTRIBUTION**
19 **OF ESTATE** filed by RONALD CRAIG DOUGAN, as Executor of the Estate of BARBARA
20 ANN DOUGAN, came regularly for hearing before this Court on February 28, 2011. Two of the
21 Decedent's children appeared at the February 14, 2011 hearing to orally object to the original
22 petition, so the matter was continued until February 28, 2011. One of the objections raised was
23 the misspelling of the children's names (the Last Will and Testament contained misspelled
24 names). Therefore, new Notices of Hearing were sent, with the "McDonald" names corrected to
25 "MacDonald." Also, a verified amended petition was filed correcting the names and verifying

1 that no other assets were subject to probate in either Oregon or Nevada. The Decedent's Oregon
2 attorney, Scott K. Thompson, also signed the verified amended petition reporting that shortly
3 before her death, the Decedent presented the May 25, 1977 Last Will and Testament to him and
4 reported it was her currently effective Last Will and Testament. Mr. Thompson also verified that
5 the Decedent told him she desired to transfer the Douglas County Nevada property into joint
6 tenancy deeds with her husband, Ronald Craig Dougan, but the Decedent became too ill to
7 finalize the transfer. It was a long term marriage between the Decedent and Ronald Craig
8 Dougan. If this probate is allowed to close, it will transfer the real property to the Decedent's
9 husband Ronald Craig Dougan.

10 On February 28, 2011 the Decedent's daughter, Lisa MacDonald (or Lisa Macdonald),
11 appeared to again object to the petition seeking to close the estate. Her objection was based on
12 her belief that the Decedent had executed a Last Will and Testament replacing the May 25, 1977
13 Last Will and Testament submitted for probate in this matter. Ms. MacDonald (or Macdonald)
14 said she did not have this Last Will and Testament in her possession and did not know of its
15 whereabouts. Ms. MacDonald (or Macdonald) requested time to search for the document, which
16 no family member had ever seen. Ms. MacDonald (or Macdonald)'s only evidence was that the
17 Decedent's son had reported the Decedent wrote him a letter in the 1990's claiming to have
18 executed a new Last will and Testament. The Court gave Ms. MacDonald (or Macdonald) a
19 thirty day continuance to locate and file any alleged later-executed Last Will and Testament.
20 The Court warned Ms. MacDonald (or Macdonald) that if she did not file any formal paperwork
21 prior to the April 4, 2011 hearing, the Court would grant the petition to close probate under the
22 May 25, 1977 Last Will and Testament without any further hearing or any further appearance
23 required by Petitioner's counsel.

24 On proof made to its satisfaction, the Court finds that:

- 25 1. Notice of hearing has been duly given as required by law;

- 1 2. Notice to creditors has been given as required by law;
- 2 3. All known creditors of the Estate have been paid;
- 3 4. All income taxes, Estate taxes, and property taxes chargeable against the Estate
- 4 have been paid personally by the Executor;
- 5 5. All the allegations in the accounting and petition are true; and
- 6 6. The Estate should be settled, distribution made, and commissions and fees paid as
- 7 requested.

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10 **THEREFORE, IT IS ORDERED:**

- 11 1. That the administration of the Estate of BARBARA ANN DOUGAN, Decedent, is
- 12 settled, approved without any further accounting, and is brought to a close;
- 13 2. That the First and Final Accounting of the Executor/Personal Representative is
- 14 allowed, settled and approved as filed;
- 15 3. That all acts and transactions of the Executor/Personal Representative relating to
- 16 matters set forth in the accounting and petition are confirmed and approved;
- 17 4. That the Executor/Personal Representative has waived his rights to statutory and
- 18 extraordinary Executor fees, and requests no compensation for services rendered as
- 19 the Executor/Personal Representative;
- 20 5. That the Executor/Personal Representative is authorized and directed as per NRS
- 21 Section 150.060 to pay the law firm of Rachelle J. Nicolle, attorney for the Estate, the
- 22 sum of \$8,860.00 in fees plus \$1,106.53 in expenses, minus the retainer amount of
- 23 \$850, for a total of \$9,116.53 still owed the attorney as reasonable compensation for
- 24 legal services rendered during the administration of the Estate, plus any additional
- 25 costs by the law firm on behalf of the Estate;

1 6. That the Executor/Personal Representatives is authorized and ordered to personally
2 pay attorney and accountant fees and future additional Estate expenses owed to Scott
3 K. Thompson and Rachelle J. Nicolle;

4 7. That the petition for final distribution is granted and the Court orders for final
5 distribution as follows:

6 **Balance Total Remaining Assets to be distributed as follows: \$ 660,000.00**

7	1. RONALD CRAIG DOUGAN (sole residuary devisee)	
8	Real Property at 1565 Chiquita, Minden, NV:	\$ 220,000.00
9	Real Property at 1579 Chiquita, Minden, NV:	\$ 220,000.00
	Real Property at 2613 Squires, Minden, NV:	\$ 220,000.00
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	Total Value for RONALD CRAIG DOUGAN:	\$ 660,000.00

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12 8. That the real property located at 1565 Chiquita, Minden, NV 89423, Douglas County,
13 NV, under APN 1420-34-811-018, and more particularly described as follows: Lot
14 16, in El Rancho Estates, Douglas County, Nevada, being a portion of the SE ¼ of the
15 SE ¼ of Section 34, Township 14 North, Range 20 East, M.D.B. & M., (Per NRS
16 111.312, this legal description was previously recorded at Document No. 79580,
17 Book No. 475, Page 704, on April 23, 1975), be titled as follows to "Ronald Craig
18 Dougan, a widower." That the Executor/Personal Representative is authorized to
19 issue a Grant Deed to transfer the Estate's real property to Ronald Craig Dougan, a
20 widower.

21 9. That the real property located at 1579 Chiquita, Minden, NV 89423, Douglas County,
22 NV, under APN 1420-34-811-022, and more particularly described as follows: Lot
23 12, in El Rancho Estates, Douglas County, Nevada, being a portion of the SE ¼ of the
24 SE ¼ of Section 34 N., Range 20 East, (Per NRS 111.312, this legal description was
25 previously recorded at Document No. 39867, Book No. 1279, Page 1244, on

1 December 20, 1979), be titled as follows to "Ronald Craig Dougan, a widower." That
2 the Executor/Personal Representative is authorized to issue a Grant Deed to transfer
3 the Estate's real property to Ronald Craig Dougan, a widower.

- 4 10. That the real property located at 2613 Squires, Minden, NV 89423, Douglas County,
5 NV, under APN 1420-34-811-032, and more particularly described as follows: Lot 2,
6 in El Rancho Estates, Douglas County, Nevada, being a portion of the SE ¼ of the SE
7 ¼ of Section 34, Township 14 North, Range 20 East, M.D.B. & M., (Per NRS
8 111.312, this legal description was previously recorded at Document No. 79583,
9 Book No. 475, Page 707, on April 23, 1975), be titled as follows to "Ronald Craig
10 Dougan, a widower." That the Executor/Personal Representative is authorized to
11 issue a Grant Deed to transfer the Estate's real property to Ronald Craig Dougan, a
12 widower.
- 13 11. That the Executor/Personal Representative be authorized and ordered to personally
14 pay any future attorney fees and expenses, and to distribute any property of Decedent
15 or of the Estate not now known or discovered, to the named residuary devisee,
16 RONALD CRAIG DOUGAN.
- 17 12. That the Executor/Personal Representative is further authorized to sign any other
18 documents necessary to effectuate this Order.
- 19 13. That the Court retains jurisdiction of the above-entitled Estate until the same shall be
20 distributed and closed.
- 21 14. That upon the Executor/Personal Representative filing an Affidavit and Petition for
22 Discharge setting forth that he has paid all taxes of the Estate, delivered all property
23 of the Estate and that there remains nothing in his hands, and that he has performed
24 all the acts lawfully required of him, RONALD CRAIG DOUGAN will be
25 discharged as Executor/Personal Representative of the Estate of BARBARA ANN

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DOUGAN, deceased, and her Letters Testamentary will be vacated without the need for further hearing before this Court.

Dated this 4 day of April 2011.

Michael P. Quinn
District Judge

Prepared and Submitted by
Rachelle J. Nicolle #5441
Attorney for Petitioner
1662 Highway 395 Suite 214
Minden, NV 89423
(775) 782-0442

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 4/4/11
TED THRAN Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas,
By [Signature] Deputy

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