

OFFICIAL RECORD

Requested By:
NANCY JACKSON

APN 1319-19-212-044

Recording requested by and mail documents
and tax statements to:

Alex Stevenson
240 Treasure Harbor Drive
Islamorada, FL33036

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0811 PG- 2305 RPTT: # 5



EXECUTOR'S DEED

THIS INDENTURE is made the 19th day of July, 2011, in accordance with the court order entered on July 15, 2011. (See attached copy of said order)


WITNESSETH: That ALEX STEVENSON and CARRIE M. JACKSON, Co-Administrators of the estate of LEONARD FRANK STEVENSON, do by these presents transfer unto ALEX STEVENSON, an un married man, as his sole and separate property, and to his heirs and assigns forever, the land referred to herein, situated in the County of Douglas, State of Nevada, described as follows:

Lot 453 A as shown on that Degen Parcel Map filed for record in the Office of the County Recorder of Douglas County, Nevada on September 19, 1979 as Document No. 36826, said map being a parcel map of Lot 453, as shown on the AMENDED MAP OF SUMMIT VILLAGE, recorded in the office of the County Recorder of Douglas County, Nevada, on September 17, 1968, as Document No. 42231, and on SECOND AMENDED MAP recorded on January 13, 1969, as Document No. 43419, Official Records of Douglas County, Nevada.

Together with the tenements, hereditaments, and appurtenances thereunto belonging or anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

To have and to hold the said premises, together with the appurtenances, unto ALEX STEVENSON and to his heirs and assigns forever.

In Witness Whereof ALEX STEVENSON and CARRIE M. JACKSON, Co-Administrators of the estate of LEONARD FRANK STEVENSON have executed this conveyance the day and the year first above written.




ALEX STEVENSON, Co-Administrator
STATE OF FLORIDA)

)ss.

COUNTY OF BROWARD)

On this ___ of July, 2011, personally appeared before me, a Notary Public, Alex Stevenson, personally known or proved to me to be the person whose name is subscribed to the above instrument and who acknowledged that he executed the above instrument.




CARRIE M. JACKSON, Co-Administrator
STATE OF NEVADA)


)ss.

COUNTY OF DOUGLAS)

On this 19th of July, 2011, personally appeared before me, a Notary Public, Carrie M. Jackson, personally known or proved to me to be the person whose name is subscribed to the above instrument and who acknowledged that she executed the above instrument.



NOTARY PUBLIC
ZILDOMAR WANZILER
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES 05/16/2014



NOTARY PUBLIC
Notary Public - State of Nevada
COUNTY OF DOUGLAS
URSULA K. MCMANUS
No. 99-3655-6 My Appointment Expires March 15, 2015

RECEIVED
JUL 15 2011
DOUGLAS COUNTY
CLERK

FILED

1 CASE NO. 11-PB-0027

2 DEPT. NO. I

2011 JUL 15 PM 1:37

TED THUAN
CLERK

M. BIAGGINI DEPUTY

6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

7 IN AND FOR THE COUNTY OF DOUGLAS



BK- 0811
PG- 2306

9 0787961 Page: 2 Of 4 08/12/2011

10 In the Matter of the Estate of
11 LEONARD FRANK STEVENSON,

12
13 Deceased. /

**ORDER APPROVING FIRST AND
FINAL ACCOUNT AND REPORT OF
CO-ADMINISTRATORS; PETITION
FOR SETTLEMENT THEREOF, FOR
ALLOWANCE ON ACCOUNT OF
ATTORNEY'S FEES AND FOR
CLOSING OF ESTATE**

14 ALEX STEVENSON and CARRIE M. JACKSON, Co-Administrators in the above-titled
15 estate, having filed their verified First and Final Account, Report of Co-Administrators; Petition for
16 Allowance of Attorney's Fees and for Closing of Estate ("First and Final Account"), the same came
17 on regularly for hearing on the 11th day of July, 2011, before the above-entitled Court. The Court
18 having reviewed the First and Final Account, finds that due notice has been given in conformity
19 with law and that all persons entitled to notice received due notice of the hearing as required by law;
20 that this Court being fully advised in the premises, further finds:

- 21 1. All allegations contained in the First and Final Account are true.
- 22 2. The decedent, LEONARD FRANK STEVENSON, died testate on January 30, 2011,
23 in Reno, Nevada, and was at the time of his death a resident of Douglas County.
- 24 3. On April 5, 2011, this Court entered its Order for Summary Administration and for
25 Issuance of Letters of Co-Administration, appointing Alex Stevenson and Carrie M. Jackson Co-
26 Administrators of the Estate.
- 27 4. The Co-Administrators took the statutory oath of office and Letters of Co-
28 Administration were filed with this Court by Carrie M. Jackson on April 5, 2011 and by Alex

1 Stevenson on April 11, 2011. The Letters have not been revoked.

2 5. The Notice to Creditors was published as required by NRS 147.010 and NRS 155.020.
3 One claim was filed by NVEnergy on April 25, 2011, in the amount of \$181.35. Petitioner paid that
4 amount directly to NVEnergy who released its claim on June 10, 2011. The original Receipt and
5 Release of Creditor's Claim is on file with the court. The statutory time period within which
6 creditors can file claims has run.

7 6. There are no federal estate taxes due or payable on account of this Nevada estate
8 proceeding. The decedent's personal income tax return for the tax year 2010 was filed.

9 7. The home of the decedent remains titled in his name. The Co-Administrators have
10 requested that title in the home be transferred in the name of ALEX STEVENSON as his sole and
11 separate property. They also request that all other assets of the decedent which remain in the home be
12 set aside or transferred to Alex, the decedent's only heir.

13 8. Co-Administrator Carrie M. Jackson assisted with the administration of the estate.
14 Ms. Jackson is entitled to payment as Co-Administrator. She waives such fees.

15 9. The net value of this estate is less than \$200,000.

16 10. During the period of administration, and in the course of handling the affairs of the
17 decedent, petitioner employed the services of Nancy Rey Jackson, Esq., who has rendered services to
18 the estate and who has advanced costs of administration in the amount of \$672.18. Nancy Rey
19 Jackson had agreed to a flat fee and costs of \$1,500. Nancy Rey Jackson waived additional fees
20 incurred.

21 11. Distribution of the estate should be ordered, with the entire estate to be distributed to
22 ALEX STEVENSON with the assets recited in the order below.

23 THIS COURT finds good cause for the approval of said First and Final Account, Report of
24 Co-Administrators, Petition for Allowance of Attorney's Fees and for Closing of Estate.

25 **NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:**

26 1. The First and Final Account, Report of Co-Administrators; Petition for Allowance of
27 Attorney's Fees and for Closing of Estate is hereby settled, approved and confirmed.

28 2. All acts and transactions of the Co-Administrators relating to matters set forth in the First

1 and Final Account, Report of Co-Administrators; Petition for Allowance of Attorney's Fees and for
2 Closing of Estate, are confirmed and approved.

3 3. The attorney's fees and costs in the sum of \$1,500, together with any other costs of
4 administration of this estate, are approved by the Court.

5 4. Alex Stevenson and Carrie M. Jackson are authorized to transfer title to the residence
6 located at 233 S. Benjamin Drive #A, Stateline, Nevada, APN: 1319-19-212-044 to ALEX
7 STEVENSON.

8 5. The administration of this estate is brought to a close, subject to petitioner's filing with
9 this Court appropriate receipts.

10 IT IS SO ORDERED.

11 Dated this 15 day of July, 2011.

David R. Cable
DISTRICT COURT JUDGE

14 Submitted by:
15 Nancy Rey Jackson, Esq.
16 Nevada State Bar No. 3648
17 1591 Mono Avenue
18 Minden, NV 89423
19 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 7/15/11
TED THRAN Clerk of the Judicial District Court of the State of Nevada, in and for the County of Douglas.
By *m. dragovic* Deputy