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Assessor's Parcel Number: 1318.26-101-07200

Recording Requested By:

Name: LARRY A. LIVERANO

Address: 20 CLARE ST.

City/State/Zip OAKLEY, CA 94561

R.P.T.T.: _____

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JACK COONEY

DOUGLAS COUNTY RECORDERS
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Page: 1 of 6 Fee: \$ 19.00

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ORDER DISTRIBUTION OF ESTATE
(Title of Document)

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**DOUGLAS COUNTY
DISTRICT COURT CLERK**

1 LARRY A. LUFRANO
20 Clare Street
2 Oakley, CA 94561-6306
3 (925)625-6190

4 JOHN S. LUFRANO
3354 Vista Grand
5 Carson City, NV 89705-7219
6 (775)267-5502
7 Petitioner in Pro Per

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

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In the Matter of the Estate of
CARNATION MARIE PARSONS,
Deceased.

Case No. 12PB 0132
Dept II

ORDER DISTRIBUTION OF ESTATE
NOT EXCEEDING \$100,000.00
PURSUANT TO NRS 146.070

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THIS MATTER came on before the Court on the 22nd day of April, 2013 on the Verified
Petition for Distribution of Estate not Exceeding \$100,000.00; NRS 146.070 ("Petition") filed by
LARY A. LUFRANO and JOHN S. LUFRANO, Petitioners in Pro Per. Both Petitioners were present
in Court.

Based upon the above and foregoing, and all pleadings on file herein, and good cause appearing:

IT IS HEREBY FOUND, CONCLUDED AND ORDERED AS FOLLOWS:

1. The Court finds that the Decedent, CARNATION MARIE PARSONS (AKA CONNIE
PARSONS) [Decedent], died on the 7th day of September, 2012, in South Lake Tahoe, California. The
Decedent was a resident of Douglas County, Nevada formerly residing at 121 Daggett Way, Stateline,
Nevada 89449. A certified copy of the death certificate of the Decedent was provided to the Court as
Exhibit "A" to the Petition for Probate of Will and Issuance of Letters Testamentary filed with this
Court on November 2, 2012.

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1 2. The Decedent died testate and was unmarried at the time of her death. A copy of the
2 Decedent's Last Will and Testament has been previously filed with the Court Clerk.

3 3. Based upon the information provided in the Petition, the Court finds that the character of
4 the estate property is: personal property having an estimated value of \$1,575.00, cash in the amount of
5 \$2,500.00, and real property with an appraised value of \$266,000.00 encumbered by a mortgage in the
6 approximate amount of \$188,769.00 and therefore value of the estate is less than \$100,000.00.

7 4. The Court finds that the Decedent is survived by four adult children to wit:

<u>Name and Address</u>	<u>Relationship</u>	<u>Age</u>
LARRY A. LUFRANO 20 Clare Street Oakley, CA 94561-6306	Son	Adult
JOHN S. LUFRANO 3354 Vista Grand Carson City, NV 89705-7219	Son	Adult
DENNIS J. LUFRANO 931 Opalite Carson City, NV 89705	Son	Adult
JANET LUFRANO MENDONCELS 4051 Grey Hills Rd. Wellington, NV 89444	Daughter	Adult

19 5. The Court finds that Notice of Hearing advising all interested in this estate of the hearing
20 to be conducted on April 22, 2013 was mailed on April 1, 2013. The Notice of Hearing and its
21 certificate of mailing indicate that all those interested in this estate, and as identified in the Petition,
22 were provided notice with notice of the Petition and the hearing. Included in the Petitioner's notice was
23 notice to the Department of Health and Human Services. No person has protested the requests made in
24 the Petition, either in writing or at the hearing.

25 6. The Court finds that all funeral and cremation expenses have been paid, that more that
26 40 days have elapsed since the date of death of the Decedent.

27 7. The Court finds that all creditors and estate expenses have been paid with the exception
28 of ongoing expenses related to the real property which shall incur until the property is sold.

1 8. The Court finds that the two heirs, Larry A. Lufrano and John S. Lufrano, have paid all estate
2 creditors and expenses, and have agreed on how to apportion and be reimbursed those expenses
3 between themselves from the escrow for the future sale of the estate real property before the remainder
4 of sale proceeds is distributed to them, and have signed a memorandum to that effect which is attached
5 and incorporated herein as "Exhibit A" and made a part hereof.

6 9. The Court finds that the Decedent's estate described above should be distributed to Larry
7 A. Lufrano and John S. Lufrano in equal shares as set forth in the Decedent's Last Will and Testament,
8 and that Larry A. Lufrano and John S. Lufrano have requested in their Petition that the Deed to the
9 estate real property shall distribute to them as Tenants in Common.

10 10. The Court concludes as a matter of law that Petitioners are entitled to distribution of
11 the Decedent's small estate pursuant to NRS 146.070. NRS 146.070 provides that if a person leaves an
12 estate the gross value of which, after deducting any encumbrances, does not exceed \$100,000.00, the
13 estate must not be administered upon, but the whole estate must be distributed to the claimants entitled
14 thereto pursuant to a valid Will of the Decedent.

15 11. Letters Testamentary were previously issued in this estate.

16 12. The Court concludes as a matter of law that the Petition filed by the Petitioners is
17 proper in all respects, and that the Petitioners are entitled to receive the small estate of the Decedent.

18 13. The Court concludes as a matter of law that the Petitioners have given notice of the
19 Petition and the hearing in the manner required by NRS 155.010. The Court concludes as matter of law
20 that the notice of the hearing has been provided to the Decedent's heirs and devisees and to the Director
21 of the Department of Health and Human Services.

22 14. The Court finds as a matter of fact, and concludes as a matter of law, that no person
23 has protested in writing to the requests contained in the Petition, and no one appeared at the time of the
24 hearing to protest the requests made in the Petition. Notice has been provided to all those entitled to
25 notice.

26 BASED UPON the above and foregoing findings of fact and conclusions of law, the Court
27 hereby enters its Order Distributing Small Estate Pursuant to NRS 146.070 as follows:

28 1. The Court orders that this estate shall not be administered upon, but this estate shall

1 be set aside to the Petitioners pursuant to NRS 146.070.

2 2. The Court orders that the Decedent's estate shall not be administered upon and shall be
3 set aside to Larry A. Lufrano and John S. Lufrano without further probate proceedings, and Petitioners
4 shall not be required to issue, file, post and/or publish a Notice to Creditors.

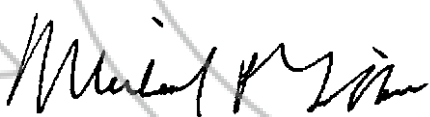
5 3. The Court orders that the estate real property be delivered to Larry A. Lufrano and
6 John S. Lufrano in equal shares as tenants in common.

7 4. In the Petition, Petitioners set forth their respective prior payments of court costs and
8 itemized estate expenses. The Court hereby ratifies, confirms, and approves Petitioners' prior
9 payments.

10 5. The Court orders that Larry A. Lufrano and John S. Lufrano be reimbursed for their
11 respective advancements of estate expenses according to the apportionment of expenses set forth in
12 "Exhibit A" attached and incorporated herein, from the escrow proceeds of future sale of the estate real
13 property.

14 6. The Court orders that upon presentation of satisfactory evidence that the Decedent's property
15 has been conveyed to Petitioners, this estate shall be closed without further proceedings conducted
16 herein.

17 Dated this 22 day of April, 2013.

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21 DISTRICT COURT JUDGE

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MEMORANDUM

4-13-2013

John,

These are the totals that you and I have paid out-of-pocket toward the house. It is itemized up until April 2013. I need you to agree that we will each first be reimbursed for half of our respective total out-of-pocket expenses at close of escrow. Your total is \$1,229.05; half of that (642.51) will be reimbursed to you. My total is \$11,642.00 minus \$3,250.00 that was received from you and from Mom's account. This gives a total out-of-pocket from me of \$8,392.00 of which I will receive half (\$4,196.00) plus half of the net proceeds from the sale of the house.

This does not include the added expense that will be incurred by me by paying the possible mortgage and household expenses until the sale is complete. My number will increase based on that.

This memorandum needs to be signed by you and myself and added to the file at the courthouse by Jack. He will contact you to get together to sign.

Larry

Larry Lufrano Date
Larry Lufrano 4/16/13

Date
John S. Lufrano 4-22-13
JOHN S. LUFRANO

GERTIFIED 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 5/9/13

TED THRAN Clerk of the 5th Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By *[Signature]* Deputy

EXHIBIT "a"