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Assessor's Parcel Number: _____

Recording Requested By:

Name: Woodburn & Wedge

Address: PO Box 2311

City/State/Zip POND NV 89505

Real Property Transfer Tax:

DOUGLAS COUNTY, NV

2014-850559

Rec:\$18.00

10/08/2014 03:12 PM

Total:\$18.00

WOODBURN & WEDGE

Pgs=5



00000832201408505590050051

KAREN ELLISON, RECORDER

\$ _____

Order Approving and Confirming First and

(Title of Document)

Final Account; Order Approving Payment of
Administrative Fees and Costs; and
Order for Final Distribution

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

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SEP 12 2014

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2014 SEP 24 AM 9:20

BOBBIE R. WILLIAMS
CLERK

K. B. WILBERT DEPUTY

1 DON L. ROSS
Nevada State Bar No. 3802
2 **DOUGLAS COUNTY**
WOODBURN AND WEDGEMAN DISTRICT COURT CLERK
6100 Neil Road, Suite 500
3 Reno, NV 89511
Telephone: (775) 688-3000
4 Attorneys for U.S. Bank, N.A.

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

7
8 IN THE MATTER OF THE ESTATE OF Case No.: 13PB0124
9 RONALD CRAIG DOUGAN, Dept. No.: II
10 Deceased.

11
12 **ORDER APPROVING AND CONFIRMING FIRST AND FINAL ACCOUNT;**
13 **ORDER APPROVING PAYMENT OF ADMINISTRATIVE**
14 **FEES AND COSTS; AND**
15 **ORDER FOR FINAL DISTRIBUTION**

16 The Court having reviewed the First and Final Account and Report of Personal
17 Representative; Petition for Confirmation; Application for Order Directing Payment of
18 Administrative Fees and Costs; and Petition for Final Distribution, in which the
19 Personal Representative requests an order approving and confirming its first and final
20 account and report, payment of administrative fees and costs, and an order for final
21 distribution, it appearing that notice of the hearing having been given according to
22 law, this matter having been set for hearing on September 22, 2014, this matter
23 having come before the Court for hearing on said date, the Court having examined
24 the Personal Representative's papers, having considered the representations of
25 counsel, and the entire file herein, and good cause appearing therefor, the Court
finds:

- 26 1. Ronald Craig Dougan died on March 1, 2013, in Clackamas County,
27 Oregon, and left property in the State of Nevada subject to probate in this Court.
28 2. The Decedent's Last Will and Testament dated May 25, 1977 was

1 admitted to probate in the Circuit Court of the State of Oregon, County of Clackamas
2 in case number P1209034.

3 3. Letters Testamentary were issued to U.S. Bank on January 27, 2014.

4 4. On April 16, 2014, the Personal Representative filed the Inventory,
5 Appraisal and Record of Value in this matter showing a net value of \$195,000
6 consisting of three parcels of unimproved real property.

7 5. A Notice to Creditors of the Decedent's estate was duly published
8 according to law. Proof of publication is on file herein. No claims were filed against
9 the Estate.

10 6. The Personal Representative did not receive any income and expended
11 no sums during administration.

12 7. The Personal Representative rendered all services necessary as the
13 personal representative of the Decedent's estate and is entitled to a commission.
14 The commission will be paid by the domiciliary estate.

15 7. Woodburn and Wedge rendered all legal services as attorneys for the
16 Personal Representative in this matter. At the commencement of this matter, the
17 Personal Representative agreed that Woodburn and Wedge would charge its usual
18 and customary hourly rates, plus actual costs incurred in this matter. The fee
19 arrangement between the Personal Representative and Woodburn and Wedge and
20 the fees requested in the amount of \$4,445.00 and reimbursement for costs incurred
21 in the amount of \$923.84 should be approved, plus \$1,000.00 for closing fees and
22 costs.

23 8. This estate is in a condition to be closed and all assets to be distributed.

24 9. As this is an ancillary proceeding, the assets of this estate should be
25 distributed to U.S. Bank, N.A., the personal Representative of the estate of Ronald
26 Craig Dougan, deceased, Circuit Court of the State of Oregon, County of Clackamas,
27 Case #P1309034, for distribution pursuant to the Decedent's Last Will and
28 Testament.

1 Based on the foregoing findings of fact:

2 **IT IS THEREFORE ORDERED, ADJUDGED AND DECREED** as follows:

3 1. The First and Final Account and Report in the above matter is hereby
4 settled, allowed, approved and confirmed.

5 2. The Personal Representative used reasonable diligence in his
6 administration and all actions taken by the Personal Representative are hereby
7 approved and confirmed.

8 3. The Personal Representative is authorized and directed to pay itself a
9 commission in the amount of \$5,050.00.

10 4. The Personal Representative is authorized and directed to pay to
11 Woodburn and Wedge the sum of \$4,445.00 and to reimburse Woodburn and Wedge
12 for costs incurred in the sum of \$923.84, for a total of \$5,368.84.

13 5. The Personal Representative is authorized and directed to pay to
14 Woodburn and Wedge the sum of \$1,000.00 for closing fees and costs.

15 6. The Personal Representative is authorized and directed to distribute all
16 of the remaining assets in its custody and control and any other property of the
17 Estate not now known or discovered that may belong to the Estate or in which the
18 Estate may have any interest, including the following,

19 A. Vacant land located at 1579 Chiquita Drive, Minden,
20 NV; APN 1420-34-811-022 and legally described as:

21 Lot 12, El Rancho Estates, Douglas County, Nevada,
22 being a portion of SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34,
23 Township 14 North, Range 20 East, M.D.B.&M (per
24 NRS 111.312, this legal description was previously
recorded as Document No. 39867, Book No. 1279,
Page 1244, on December 20, 1979)

25 B. Vacant land located at 2613 Squires Drive Minden,
26 NV; APN 1420-34-811-032 and legally described as:

27 Lot 2, El Rancho Estates, Douglas County, Nevada,
28 being a portion of SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34,
Township 14 North, Range 20 East, M.D.B.&M.

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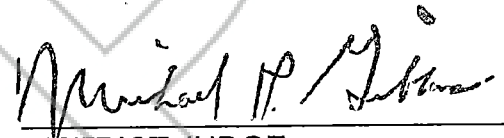
(per NRS 111.312, this legal description was previously recorded as Document No. 79583, Book No. 475, Page 707, on April 23, 1975)

C. Vacant land located at 1565 Chiquita Drive, Minden, NV; APN 1420-34-811-018 and legally described as:


Lot 16, El Rancho Estates, Douglas County, Nevada, being a portion of SE ¼ of the SE ¼ of Section 34, Township 14 North, Range 20 East, M.D.B.&M. (per NRS 111.312, this legal description was previously recorded as Document No. 79580, Book No. 475, Page 704, on April 23, 1975).


to U.S. Bank, N.A., the personal Representative of the estate of Ronald Craig Dougan, deceased, Circuit Court of the State of Oregon, County of Clackamas, Case #P1309034, for distribution pursuant to the Decedent's Last Will and Testament.

DATED this 22 day of September, 2014


DISTRICT JUDGE

Submitted by:
WOODBURN AND WEDGE

By 
Don L. Ross
Attorneys for U.S. Bank

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: 9/22/14
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By  Deputy