

DOUGLAS COUNTY, NV

2015-869192

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09/04/2015 09:09 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN# : 1121-09-000-012 & 1121-09-000-013

**Recording Requested By:**

Western Title Company, Inc.

**Escrow No.:** 073847-TEA

**When Recorded Mail To:**

Douglas Buchanan, Esq.,  
Executor of the estate of Kevin  
David O'Grady, deceased  
363 Academy Ave.  
Bishop, CA  
93514

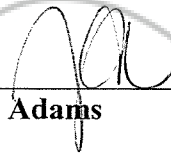
**Mail Tax Statements to: (deeds only)**

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(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature \_\_\_\_\_



Traci Adams

Escrow Officer

**Order Admitting Will To Probate, for Issuance of Letters Testamentary, for Independent Administration of Estate With Full Authority, and for Full Administration of Estate**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

1 Case No.: 14-PR-0149

RECEIVED

FILED

2 Dept. No.: II

JAN 12 2015

2015 JAN 12 PM 1:49

3 **GARY M. FULLER, ESQ.**

Douglas County  
District Court Clerk

BOBBIE R. WILLIAMS  
CLERK

4 State Bar No. 000125

5 **GUILD, RUSSELL, GALLAGHER  
& FULLER, LTD.**

BY W. Blaney DEPUTY

6 100 W. Liberty Street, Suite 800

7 P. O. Box 2838

8 Reno, NV 89505

(775) 786-2366

Attorneys for Petitioner

9 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**

10 **IN AND FOR THE COUNTY OF DOUGLAS**

11 In the matter of the Estate of

12 KEVIN DAVID O'GRADY also known as  
13 KEVIN "D" O'GRADY and KEVIN O'GRADY

Hearing Date: January 12, 2014  
1:30 p.m.

14 Deceased.  
15 \_\_\_\_\_/

16 **ORDER ADMITTING WILL TO PROBATE,  
17 FOR ISSUANCE OF LETTERS TESTAMENTARY,  
18 FOR INDEPENDENT ADMINISTRATION OF ESTATE WITH  
19 FULL AUTHORITY, AND FOR FULL ADMINISTRATION OF ESTATE**

20 Petitioner, Douglas Buchanan, Esq. having rendered to this Court his Petition for  
21 Probate of Will, Issuance of Letters Testamentary; for Authorization to Administer the  
22 Estate Under the Independent Administration of Estates Act with Full Authority and for Full  
23 Administration, which was duly filed on December 9, 2014, the Clerk has fixed this day  
24 and this hour before this Court as the time for hearing of the same.

25 It appearing to the Court that the Petition sets forth facts sufficient to give this Court  
26 jurisdiction to appoint Petitioner as the Executor, and that publication of the Notice of  
27 Hearing for the time and in the manner required by law duly has been made and that  
28 copies of the Notice have been duly and regularly mailed as provided by law,

1 THE COURT FINDS:

2 That Kevin David O'Grady also known as Kevin "D" O'Grady and Kevin O'Grady,  
3 died on November 16, 2014, in the County of Douglas, State of Nevada, being at the time  
4 of his death a resident and domiciliary of County of Douglas, Nevada, leaving an estate  
5 subject to administration in Douglas County, Nevada;  
6

7 That Decedent died testate leaving a Last Will and Testament dated September  
8 3, 2010, which was lodged with the Clerk of this Court on December 3, 2014;

9 That Decedent's Last Will and Testament does not preclude administration of this  
10 Estate under the Independent Administration of Estates Act;

11 That Decedent's Will nominates attorney Peter Tracy, Esq. of Bishop, California as  
12 the Executor and provides that no bond is required of any personal representative;

13 That attorney Peter Tracy, Esq. declined to serve as Executor of Decedent's Last  
14 Will and Testament in a letter dated November 20, 2014 to Douglas Buchanan, Esq.,  
15 which is attached to the Petition as Exhibit "3";  
16

17 That Petitioner is nominated as alternate Executor in the event that Peter Tracy,  
18 Esq. is unable or unwilling to serve as Executor;

19 That Petitioner is willing to act as Executor of the Last Will and Testament of Kevin  
20 "D" O'Grady;  
21

22 That pursuant to N.R.S. 138.020, Petitioner is qualified to serve as the Executor of  
23 Decedent's Estate, has never been convicted of a felony, is a member of the State Bar  
24 of California and petitioned this Court for appointment as the personal representative;

25 That Petitioner, Douglas Buchanan's address is 363 Academy Avenue, Bishop,  
26 California 93514.

27 That the estimated value of the Estate of Kevin "D" O'Grady, exceeds TWO  
28

1 HUNDRED THOUSAND AND 00/100 DOLLARS (\$200,000.00);

2 That Decedent is survived by the following heirs and beneficiaries:

<u>Name and Address</u>	<u>Relationship</u>	<u>Age</u>
3 4 Dennis David O'Grady 5 391 Rodell Drive 6 Grand Junction, Colorado 81507	Brother	Over 18
7 National Rifle Association 8 11250 Waples Mill Road 9 Fairfax, Virginia 22030	Beneficiary	
10 Norcal Golden Retriever Rescue 11 405 El Camino Real, Suite 420 12 Menlo Park, California 94025-5240	Beneficiary	
13 Canine Companions for Independence 14 P.O. Box 446 15 Santa Rosa, California 95402-0446	Beneficiary	
16 NEADS Dogs for Deaf and 17 Disabled Americans 18 P.O. Box 213 19 West Boylston, Maryland 01583	Beneficiary	

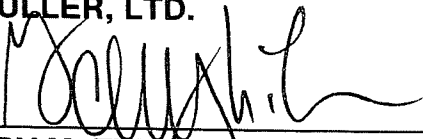
20 THEREFORE, IT IS HEREBY ORDERED, that said document lodged in this Court  
 21 on December 3, 2014, be, and the same hereby is, admitted to probate as the Last Will and  
 22 Testament of Kevin "D" O'Grady dated September 3, 2010, Deceased; that Douglas  
 23 Buchanan, Esq. is hereby appointed the Executor thereof, to serve without bond, and that  
 24 full authority is granted to Douglas Buchanan, Esq. under the Independent Administration  
 25 of Estates Act pursuant to NRS 143.340; that Letters Testamentary forthwith be issued to  
 26 Douglas Buchanan, Esq., to serve without bond; and that this Estate will be subject to  
 27 administration.

28 DONE IN OPEN COURT this 12 day of Jan, 2014.

  
DISTRICT COURT JUDGE

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Submitted by:  
**GUILD, RUSSELL, GALLAGHER  
& FULLER, LTD.**



**GARY M. FULLER, ESQ.**  
Attorneys for Petitioner

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 January 12, 2015  
BOBBIE R. WILLIAMS Clerk of Court  
of the State of Nevada, in and for the County of Douglas,

4

By M. Blayney Deputy