

APN# 21-050-29

Recording Requested by/Mail to:

Name: Don L. Ross, Esq.

Address: 6100 Neil Road, Ste 500

City/State/Zip: Reno, Nevada 89511

Mail Tax Statements to:

Name: Joan Winchell

Address: 36 Burning Tree Court

City/State/Zip: Las Vegas, NV 89113



KAREN ELLISON, RECORDER

Order Approving Petition for Final Distribution

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording contains personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Don L. Ross, Esq.

Printed Name

This document is being (re-)recorded to correct document # N/A, and is correcting

\$1.00 Additional Recording Fee for Use of This Page

1 Case No.: 15-PB-0029
2 Dept. No.: 1

RECEIVED
NOV - 3 2015
Douglas County
District Court Clerk

FILED
2015 NOV -3 PM 1:46
BOBBIE R. WILLIAMS
CLERK
BY **K. WILBERT** DEPUTY

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4
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
9 ALBERT BUSCAGLIA,
10 Deceased.

11 _____ /
12 **ORDER APPROVING FIRST AND FINAL ACCOUNT AND REPORT OF**
13 **CO-PERSONAL REPRESENTATIVES; PETITION FOR CONFIRMATION;**
14 **APPLICATION FOR ORDER AUTHORIZING PAYMENT OF FEES AND COSTS;**
15 **AND PETITION FOR FINAL DISTRIBUTION**

16 Joan Winchell and Ronald Winchell, having filed their First and Final Account
17 and Report of Co-Personal Representatives; Petition for Confirmation; Application for
18 Order Authorizing Payment of Fees and Costs; and Petition for Final Distribution,
19 said petition having come on regularly for hearing this date, proof having been made
20 to the satisfaction of the Court that notice of the time of the hearing has been duly
21 given in the manner required by law, and good cause appearing therefor, the Court
22 finds as follows:

- 23 1. Albert Pete Buscaglia died on January 1, 2015, in the County of
24 Douglas, State of Nevada, and at the time of his death left property in Douglas
25 County, Nevada subject to the jurisdiction of this Court.
26 2. The Decedent left a holographic Last Will and Testament dated January
27 15, 2014.
28 3. A ninety-day Notice to Creditors of the Decedent's Estate to present
their claims within the time and in the manner provided for by law was duly published

1 in the Record Courier, such publication occurring on May 20, 2015, May 27, 2015,
2 and June 3, 2015. The Proof of Publication is on file herein. The creditors' claim
3 period has expired. No claims were filed against the Estate.

4 4. Notice to all interested parties has been duly given according to law in
5 this matter.

6 5. The Co-Personal Representatives have rendered all services
7 necessary as the Co-Personal Representatives of the Decedent's Estate.

8 Based on the foregoing findings of fact,

9 **IT IS HEREBY ORDERED:**

10 1. The Co-Personal Representatives' First and Final Account and Report
11 as filed is approved and confirmed;

12 2. Each and every act of the Co-Personal Representatives taken during
13 the course of administration is approved and confirmed;

14 3. The Co-Personal Representatives are authorized and directed to
15 reimburse themselves for out-of-pocket expenditures in the amount of \$1,009.74;

16 4. The Co-Personal Representatives are authorized and directed to
17 withhold the sum of \$20,000 for the payment of any closing costs incurred in
18 wrapping up and distributing the Estate;

19 5. The fee arrangement between the Co-Personal Representatives and
20 Woodburn and Wedge is approved and the Co-Personal Representatives are
21 authorized and directed to pay to Woodburn and Wedge attorneys' fees incurred in
22 this proceeding through September 23, 2015 in the amount of \$14,925.00 and to
23 reimburse Woodburn and Wedge for costs incurred through September 23, 2015 in
24 the amount of \$1,312.73, for a total of \$16,237.73, plus closing fees and costs not to
25 exceed the sum of \$4,000, and the application of the trust funds now held by
26 Woodburn and Wedge toward the satisfaction of such amounts is authorized.

27

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1 6. The Co-Personal Representatives are authorized and directed to
2 distribute the sum of \$5,000.00 to each of Nadine Maga Kimber and Gilbert
3 Macagno;

4 7. The Co-Personal Representatives are authorized and directed to
5 distribute from the Estate any remaining prints, books and the contents of the
6 Decedent's residences to Joan Winchell;

7 8. The Co-Personal Representatives are authorized and directed to
8 distribute to Joan Winchell and Ronald Winchell in equal shares, as tenants in
9 common, that certain residential real property commonly described as 1322 Jackie
10 Lane, Minden, Douglas County, Nevada, APN 21-050-29, and more particularly
11 described as:

12 All that portion of the Southeast ¼ of Section 28, Township 14 North,
13 Range 20 East, M.D. B. & M., more particularly described as follows:
14 Parcel 3 as shown on Parcel Map for Albert Ripepi recorded February
15 11, 1988, in Book 288, Page 1654, as Document No. 172475, of Official
16 Records of Douglas County, Nevada.

17 9. The Co-Personal Representatives are authorized and directed to
18 distribute to Joan Winchell and Ronald Winchell the funds of the following bank
19 accounts in equal shares:

- 20 i. Wells Fargo Bank Acct: xxxxxx2425;
- 21 ii. U.S. Bank Acct: x xxx xxxx 3155;
- 22 iii. Citibank Acct: xxxxxxx3870;
- 23 iv. Chase Bank Acct: xxxxx4410; and
- 24 v. Bank of America Acct: xxxx xxxx 0026.

25 10. The Co-Personal Representatives are authorized and directed to
26 distribute to Joan Winchell and Ronald Winchell in equal shares that certain 1998
27 Saturn, Model ZK82 (VIN 1G8ZK8274WZ235770);

28 11. The Co-Personal Representatives are authorized and directed to
distribute to Joan Winchell all other tangible personal property of the Estate;

1 12. The Co-Personal Representatives are authorized and directed to
2 distribute any other property of the Estate not now known or discovered that may
3 belong to the Decedent or to the Estate or in which the Estate may have any interest
4 to Joan Winchell and Ronald Winchell in equal shares; and

5 13. No distribution shall be made from the Estate to American Civil Liberties
6 Union of Los Angeles, The Catholic Worker of Los Angeles, and Saint Jude's
7 Children's Research Hospital;

8 IT IS SO ORDERED this 3 day of November, 2015.

9
10 
11 _____
12 DISTRICT JUDGE

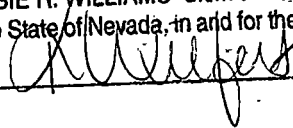
13 Submitted by:

14 Don L. Ross, Esq.
15 WOODBURN AND WEDGE
16 6100 Neil Road, Suite 500
17 Reno, Nevada 89511
18 Attorneys for Joan Winchell
19 and Ronald Winchell
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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 2/16/16
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By  Deputy