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KAREN ELLISON, RECORDER E05

APN# 1320-32-11-073

Recording Requested by/Mail to:

Name: George M. Keele, Esq.  
Address: 1692 County Rd, #A  
City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: Drew Randal Seitz Jr.  
Address: 1692 County Rd #A  
City/State/Zip: Minden NV 89423

Order Settling First and Final Account,  
Approving Payment of Fees and Costs,  
and Decree of 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)

Mary E. Baldecchi  
Signature

Mary E. Baldecchi  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

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\$1.00 Additional Recording Fee for Use of This Page

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FILED

1 Case No. 16-PB-0069

JAN -9 2017

2 Dept. No. I

Douglas County  
County Court Clerk

2017 JAN 10 PM 2:01

CLERK  
BY: A. Newberry

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

7 IN AND FOR THE COUNTY OF DOUGLAS

8  
9 In the Matter of the Estate of

ORDER SETTLING FIRST AND  
FINAL ACCOUNT,  
APPROVING PAYMENT OF  
FEES AND COSTS,  
AND DECREE OF FINAL  
DISTRIBUTION

10 KAREN KERLEY

11  
12 Deceased.

13  
14 DREW RANDAL SEITZ, JR., as Personal Representative of  
15 the estate of KAREN KERLEY, deceased, having filed herein on  
16 the 28th day of December, 2016, his First and Final Account,  
17 Petition for Fees and Costs and for Final Distribution, and  
18 the said account and petition having come on regularly to be  
19 heard this 10th day of January, 2017, and proof having been  
20 made to the satisfaction of the Court that proper notice has  
21 been given in this matter, the Court finds:

22 1. KAREN KERLEY ("the decedent") died on May 28,  
23 2016, in Douglas County, Nevada. At the time of her death,  
24 the decedent was a resident of the County of Douglas, State  
25 of Nevada.

26 2. The decedent died testate, and on the 19<sup>th</sup> day of  
27 July, 2016, Letters Testamentary were issued to Petitioner,  
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2 DREW RANDAL SEITZ, JR., whereupon he was duly and regularly  
3 appointed and qualified as the Personal Representative  
4 (hereinafter: "the Personal Representative") of the  
5 decedent's estate, and DREW RANDAL SEITZ, JR. since that  
6 date has acted as such Personal Representative.

7 3. A period of less than six months has elapsed since  
8 the issuance of such Letters Testamentary, and the Personal  
9 Representative appears to the Court to have been diligent in  
10 preparing the estate for final distribution.

11 4. Immediately after Letters Testamentary were issued  
12 to him, the Personal Representative caused a Notice to  
13 Creditors to be published, as required by NRS 147.010. A  
14 Proof and Statement of Publication of such notice has been  
15 filed herein, and the time for presentation of claims  
16 against the estate expired on September 22, 2016, sixty (60)  
17 days after the first publication of said notice. No claims  
18 have been presented against the estate for payment.

19 5. The Personal Representative filed an Inventory and  
20 Appraisal herein on September 19, 2016, setting forth at  
21 \$144,784.77 the total value of the decedent's estate at the  
22 date of her death.

23 6. No federal estate (or income) tax is owing on this  
24 estate.

25 7. Attached to the First and Final Account and  
26 Petition for Fees and Costs and for Final Distribution filed  
27 herein on December 28, 2016, was an account setting forth  
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1  
2 the estate transactions. The account was prepared by George  
3 M. Keele, Esq., and it set forth the total of assets,  
4 including money, received and expended by the Personal  
5 Representative during the period May 16, 2016, to and  
6 including October 21, 2016.

7 8. DREW RANDAL SEITZ, JR., as Personal Representative  
8 of this estate, has performed services necessary to the  
9 administration of the estate since the death of the  
10 decedent, including marshaling all of the assets of the  
11 estate, protecting and inventorying the assets of the  
12 estate, including the house, collecting and paying estate  
13 debts, and performing other, necessary services in  
14 connection with this estate. For his services as Personal  
15 Representative, DREW RANDAL SEITZ, JR. is entitled to  
16 statutory compensation in the amount of \$4,045.69, pursuant  
17 to NRS 150.020 and extraordinary fees. However, he has  
18 agreed to waive all such fees.

19 9. The law firm of GEORGE M. KEELE, A PROFESSIONAL  
20 CORPORATION, by GEORGE M. KEELE, ESQ., has rendered legal  
21 services necessary to the administration of the estate,  
22 including preparing and filing all necessary legal  
23 documents, notices, and pleadings required in this  
24 proceeding, and performing other essential services. The law  
25 firm and the Petitioner herein have agreed that a reasonable  
26 fee for the services so rendered is \$325 per hour, pursuant  
27 to NRS 150.060(2)(a), and the Personal Representative has  
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2 approved the requested fees as set forth in the First and  
3 Final Account and Petition and has approved the requested  
4 fees as set forth in the First and Final Account, Petition  
5 for Fees and Costs and for Final Distribution filed herein  
6 on December 28, 2016. The Court also approves such fees as  
7 reasonable, but notes that the Keele firm has substantially  
8 discounted the approved fees.

9 10. The law office of GEORGE M. KEELE, ESQ., has  
10 advanced the sum of \$646.01 as unpaid costs in connection  
11 with this matter, and is entitled to reimbursement for the  
12 same. The Personal Representative has approved the  
13 reimbursement of these costs as set forth in the First and  
14 Final Account. The Court also approves the reimbursement of  
15 the sum of \$646.01 to the firm of GEORGE M. KEELE, A  
16 PROFESSIONAL CORPORATION.

17 11. Also set forth in the First and Final Account,  
18 Petition for Fees and Costs and for Final Distribution filed  
19 herein on December 28, 2016, was an itemization of the  
20 attorney's fees and costs charged in this matter by GEORGE  
21 M. KEELE, A PROFESSIONAL CORPORATION, totaling \$17,142.44.  
22 In the First and Final Account, Mr. Keele set forth a  
23 conditional proposal to discount his fees to \$5,000,  
24 provided that \$5,000 sum is paid within sixty (60) days of  
25 the date of hearing on the First and Final Account, Petition  
26 for Fees and Costs and for Final Distribution. The Personal  
27 Representative has approved Mr. Keele's fees and costs and  
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1  
2 will remit to the Keele firm the \$646.01 reimbursement of  
3 costs promptly.

4 12. No request for special notice has been filed in  
5 this proceeding.

6 BASED UPON THESE FACTS AND CONCLUSIONS, IT IS ORDERED,  
7 ADJUDGED AND DECREED:

8 A. The First and Final Account of DREW RANDAL SEITZ,  
9 JR., Personal Representative of the estate of KAREN KERLEY,  
10 deceased, be, and the same is, hereby finally settled,  
11 allowed, and approved, and all actions taken by the Personal  
12 Representative in connection with the administration of this  
13 estate as set forth in the account and petition filed herein  
14 on the 28<sup>th</sup> day of December, 2016, are hereby ratified and  
15 approved.

16 B. The Personal Representative is hereby authorized  
17 and directed to reimburse GEORGE M. KEELE, ESQ., \$646.01 as  
18 allowed costs from the funds of this estate.

19 C. The statements for attorney's fees attached as  
20 Exhibits 2 and 3 to the First and Final Account, Petition  
21 for Fees and Costs and for Final Distribution in this  
22 matter, having been approved as reasonable by the Personal  
23 Representative's execution of the Account, and having been  
24 approved by this Court, the Personal Representative is  
25 hereby authorized and directed to pay GEORGE M. KEELE, ESQ.,  
26 within sixty (60) days of the date of this Order, attorney's  
27 fees and costs in connection with services rendered to this  
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estate in the amounts of \$5,000 and \$646.01, respectively.

D. Should DREW RANDAL SEITZ JR. fail to pay the \$5,000 and/or the \$646.01 to GEORGE M. KEELE, A PROFESSIONAL CORPORATION within sixty (60) days of the date of this Order, GEORGE M. KEELE, ESQ., may petition the Court for an Order that DREW RANDAL SEITZ JR. pay the sum of \$17,142.44, less any amounts previously paid, and said petition will be summarily granted.

E. The Personal Representative is hereby authorized and directed to pay and distribute the remaining estate, including but not limited to the following:

- 1. A parcel of improved real property located at 1539 County Road, Minden, Douglas County, Nevada; Assessor's Parcel Number 1320-32-111-073) as more particularly described on Exhibit 1 attached hereto and incorporated herein by this reference;
- 2. Money market account ending 1058 at Greater Nevada Credit Union;
- 3. Checking account ending 2601 at Bank of America;
- 4. Remaining personal property including without limitation furniture and furnishings, art, collectibles, and tools, at 1539 County Road, Minden, Douglas County, Nevada;

to the decedent's son DREW RANDAL SEITZ, JR., an unmarried man as his sole separate property, in accordance with the provisions of Article 3 of the Last Will and Testament of KAREN KERLEY.

F. The Personal Representative is further ordered to comply with each and every remaining provision of the decedent's Last Will and Testament.

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G. The Court retains jurisdiction of this estate until the same is distributed and closed, or for sixty (60) days following the date of this order, whichever shall occur second. Upon the Personal Representative's filing receipts showing payment of the fees and costs set forth in this Order, and acknowledging receipt of the distribution as provided in this Order, a decree of discharge shall be entered and filed herein, discharging the Personal Representative from all liability thereafter to be incurred by him in this proceeding.

Dated: January 10, 2017.

  
DISTRICT JUDGE

Submitted by:  
George M. Keele, Esq.  
Nevada Bar No. 1701  
Attorney for the Personal Representative  
1692 County Road, #A  
Minden, NV 89423  
775-782-9781

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APN 1320-32-111-073

EXHIBIT 1  
LEGAL DESCRIPTION

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lots 15 and 16, in Block O, as shown on the map of TOWN OF MINDEN, filed in the office of the County Recorder of Douglas County, Nevada, on July 2, 1906, as Document No. 20840.

Per NRS 111.312, this legal description was previously recorded at Document #2015-861269 on April 30, 2015, in the official records of Douglas County, Nevada.

**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 1/12/2017

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

By [Signature] Deputy

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1320-32-111-073  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land    b)  Single Fam. Res.  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg    f)  Comm'l/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 5  
 b. Explain Reason for Exemption: From mother to Son.

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Mary E. Baldechi Capacity Paralegal.

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Estate of Karen Kerley  
 Address: 1539 County Road  
 City: Minden  
 State: NV Zip: 89423

Print Name: Drew Randal Seitz Jr.  
 Address: 1692 County Rd, #A  
 City: Minden  
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: George M. Keele, Esq Escrow # \_\_\_\_\_  
 Address: 1692 County Road #A  
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)