

APN# 1320-32-715-010
1320-32-715-010
Recording Requested by/Mail to:



KAREN ELLISON, RECORDER E03

Name: JENSEN LAW GROUP, LTD
Address: 10580 N. McCARTAN BLVD #115-382
City/State/Zip: RENO, NV 89503

Mail Tax Statements to:

Name: GREGORY MORRIS - TRUSTEE
of the KATHERINE A. LONG REVOCABLE TRUST
Address: 2840 E. 144th AVE.
City/State/Zip: ANCHORAGE, AK 99516

Order Approving 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)

Greg L. Jensen, Esq.
Signature

GREG L. JENSEN, ESQ.
Printed Name

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

1 Greg L. Jensen, Esq.
2 Nevada Bar No. 1421
3 JENSEN LAW GROUP, LTD.
4 10580 N. McCarran Blvd. #115-382
5 Reno, NV 89503
6 Telephone: (775)-624-5751
7 Attorney for Personal Representative

RECEIVED

FEB 03 2017

Douglas County
District Court Clerk

FILED

2017 FEB -3 PM 4:03

SOBBIE R. WILLIAMS
CLERK

[Signature]
DEPUTY

8 IN THE NINTH JUDICIAL DISTRICT COURT OF
9 THE STATE OF NEVADA, DOUGLAS COUNTY

8 In the Matter of the Estate of
9 KATHERINE MARIE LONG, aka
10 KATHERIN M. LONG,
11 Deceased.

CASE NO. 16-PB-0102

DEPT. NO. II

12 CORRECTED ORDER APPROVING FIRST & FINAL ACCOUNT; APPROVAL OF
13 ADMINISTRATIVE FEES, ATTORNEY'S FEES AND PETITION FOR FINAL DISTRIBUTION
14 AND DISCHARGE

15 The verified FIRST & FINAL ACCOUNT; APPROVAL OF ADMINISTRATIVE FEES,
16 ATTORNEY'S FEES AND PETITION FOR FINAL DISTRIBUTION AND DISCHARGE
17 ("Petition"), came on regularly for hearing on January 9, 2017 in the above-entitled Court. No
18 person objected to granting the Petition. On proof made to the satisfaction of the Court, the
19 Court finds that notice of the hearing has been given as required by law and that the facts
20 alleged in said Petition are true.

21 NOW, THEREFORE, it is hereby ORDERED, ADJUDGED and DECREED by this Court
22 that:

23 1. The First & Final Account; Approval of Administrative Fees, Attorney's Fees &
24 Petition for Final Distribution and Discharge is hereby settled, allowed and approved;
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2. All acts and proceedings of the Personal Representative are hereby approved, confirmed and ratified;

3. pursuant to NRS 147.040(3), Creditor claims filed after November 13, 2016, are time-barred;

4. The services rendered by the Personal Representative GREGORY J. MORRIS for benefit of the estate calculated pursuant to NRS 150.020 in the sum of \$9,810.00 are hereby approved, and his provisional waiver of said sum is confirmed and approved;

5. That based on the written Fee Agreement signed with the Personal Representative and the Summary of Fees & Costs submitted to the Court, under NRS 150.060(6), Attorney's Fees in the sum of \$11,060.06 to JENSEN LAW GROUP, LTD are hereby approved for payment; and,

6. That after payment of the above approved fees, all property of this estate shall be distributed and this Order hereby transfers and vests title to the real property in Douglas County, Nevada more particularly described as:

Lot 5, Block A, as said Lot and Block are shown on the Map of CENTERTOWNE SUBDIVISION, P.U.D., filed for record in the office of the County Recorder of Douglas County, Nevada on November 4, 1977, as Document No. 14725, and Certificate of Amendment recorded August 22, 1985, in Book 885, Page 2315, Document No. 121950.

Assessor's Parcel Number: 1320-32-715-011 and

Lot 4, Block A, as said Lot and Block are shown on the Map of CENTERTOWNE SUBDIVISION, P.U.D., filed for record in the office of the County Recorder of Douglas County, Nevada on November 4, 1977, as Document No. 14725, and Certificate of Amendment recorded August 22, 1985, in Book 885, Page 2315, Document No. 121950.

APN: 1320-32-715-010.

to Gregory J. Morris, Trustee of the Katherine A. Long Revocable Trust.

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7. That the Court hereby retains jurisdiction of the above-entitled estate until the same is distributed and a Decree of Final Discharge is entered discharging the Personal Representative from all liability thereafter upon the filing of appropriate receipts and vouchers, at which time this estate shall be closed.

DATED this 3rd day of February, 2017.

Nunc pro tunc to January 9, 2017.

IT IS SO ORDERED.


DISTRICT JUDGE

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 2-8-17

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

By ANEMAN Deputy

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1320-32-715-011
- b) 1320-32-715-010
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|----------------------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input checked="" type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	<u>#3</u>

3. Total Value/Sales Price of Property:

\$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 3-Transfer w/o consideration to trust
- b. Explain Reason for Exemption: _____
Transfer of title per District Court Order entered January 9, 2017

5. Partial Interest: Percentage being transferred: 100 %

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 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 Greg L. Jensen, Esq. Capacity Attorney for Trust
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: _____
 Address: Same
 City: _____
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Trustee of Katherine A. Long Rev. Trust
 Address: 2840 E. 144th Avenue
 City: Anchorage
 State: AK Zip: 99516

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Attorney Greg L. Jensen Escrow # _____
 Address: 10580 N. McCarran Blvd. #115-382
 City: Reno State: NV Zip: 89503