



KAREN ELLISON, RECORDER

APN# 1022-14-001-025

Recording Requested by/Mail to:

Name: Janet Hutchinson

Address: 4095 Highway 208

City/State/Zip: Wellington, NV 89414

Mail Tax Statements to:

Name: to same as above

Address: _____

City/State/Zip: _____

order approving the waiver of the first and final account, approving attorney's fees, approving the distribution of the estate subject to a lien to the State of Nevada & closing the estate.

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)

Jennifer Christensen
Signature

Jennifer Christensen
Printed Name

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

1 CASE NO.16-PB-0087

RECEIVED

2 DEPT. NO. I

FEB 28 2017

FILED

**Douglas County
District Court Clerk**

2017 FEB 28 PM 1:52

**BOBBIE R. WILLIAMS
CLERK**

**A. NEWTON
BY**

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

4 IN AND FOR THE COUNTY OF DOUGLAS

5 In the Matter of the Estate of:

6 GWENDOLYN A CHESHIRE

7 Deceased.

**ORDER APPROVING THE WAIVER OF
THE FIRST AND FINAL ACCOUNT,
APPROVING ATTORNEY'S FEES,
APPROVING THE DISTRIBUTION OF
THE ESTATE SUBJECT TO A LIEN TO
THE STATE OF NEVADA AND TO
CLOSING THE ESTATE**

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12 This matter came before this court on the 28th day of February, 2017. Petitioners attorney
13 James R. Hales, of Rowe Hales Yturvide, was present and other appearances were as noted on the
14 record.

15 The Court finds as follows:

- 16 1. Gwendolyn A. Cheshire died on or about the 2nd day of May, 2011, in Douglas
- 17 County, Nevada.
- 18 2. On September 20, 2016, this Court appointed the Petitioner as Personal
- 19 Representative in this matter and waived the bond. Petitioner is the sole beneficiary of the estate.
- 20 3. Petitioner gave Notice to Creditors as required by law.
- 21 4. A single claim was filed in response to the Notice to Creditors. The claim was filed
- 22 by the State of Nevada and is for Medicaid Recovery for a total amount of \$51,189.81. Petitioner
- 23 approved the claim.
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P.O. Box 2080
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**Rowe Hales Yturvide
Attorneys At Law**

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1638 Esmeralda Street
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Rowe Hales Yturbide
Attorneys At Law

Physical Address
1638 Esmeralda Street
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1 12. At all times since receiving possession of the estate assets, Petitioner has acted in full
2 compliance with her fiduciary obligations and has performed all obligations as required by state and
3 federal law.

4 13. Notice of this hearing has been given as required by Nevada law.

5 Now therefore it is hereby ordered as follows:

6 1. The Petitioner is allowed to waive the accounting.

7
8 2. The Petitioner shall pay to Rowe Hales Yturbide the sum of \$3,600 plus up to an
9 additional \$750 as reasonable fees for services rendered. If additional costs are incurred by Rowe
10 Hales Yturbide Petitioner shall reimburse those costs.

11 3. Petition shall sign a deed transferring the estate property to her. The property to be
12 transferred is described as:

13 Physical address: Nevada; 4095 HWY 208, Wellington, NV 89448

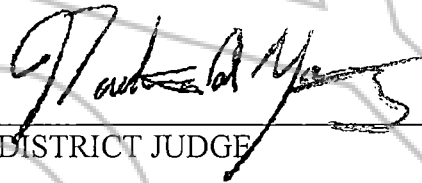
14 Parcel 1, as shown on Parcel Map No. LDA 98-067 for George
15 Asay and Sheri Asay, being a portion of the Northeast 1/4 of the
16 Northwest 1/4 of Section 14, Township 10 North, Range 22 East,
17 M.D.B.M., Douglas County, Nevada; Recorded December 30,
18 1999, in Book 1299, Page 5631, as Document No. 483621.

19 4. IT IS FURTHER ORDERED, ADJUDGED AND DECREED that title to the real
20 property commonly described as 4095 Highway 208, Wellington, Nevada, 89444 (APN 1022-14-001-
21 025) shall be transferred to JANET HUTCHINSON subject to a lien in the amount of FIFTY-ONE
22 THOUSAND, ONE HUNDRED EIGHTY-NINE DOLLARS AND EIGHTY-ONE CENTS
23 (\$51,189.81) in favor of the Nevada Department of Health and Human Services, Division of Health
24 Care Financing and Policy (NEVADA MEDICAID) for Medicaid claims paid on behalf of SIDNEY
25 CHESHIRE. NEVADA MEDICAID shall have a recorded lien upon the fifty percent (50%) interest
26 in the real property once held by SIDNEY CHESHIRE. NEVADA MEDICAID's lien is fully
27 enforceable upon the sale and/or the transfer of subject property notwithstanding transfer of title to
28

1 the heir described above herein. NEVADA MEDICAID's lien is in lieu of direct recovery of its
2 recovery claim.

3 5. Petitioner is authorized and directed to do all things necessary and proper to
4 effectuate the distribution of the estate funds as set forth above, and upon completion of the
5 distribution, order that the Petitioner be discharged.

6 Done in open Court this 28th day of February, 2017.

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10 DISTRICT JUDGE

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Rowe Hales Yturbide
Attorneys At Law

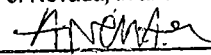
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CERTIFIED COPY

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 2-28-17

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

By  Deputy