

APN# 1221-15-000-001



KAREN ELLISON, RECORDER E03

Recording Requested by/Mail to:

Name: Winter Street Law Group

Address: 96 Winter Street

City/State/Zip: Reno, NV 89503

Mail Tax Statements to:

Name: Wesley Rau

Address: 2610 Bluebird Way

City/State/Zip: Gardnerville, NV 89410

Order Settling First and Final Account, Report of Administration, 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)

Signature

Printed Name

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

\$1.00 Additional Recording Fee for Use of This Page

RECEIVED

MAY 01 2017

Douglas County
District Court Clerk

THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF DOUGLAS

In the Matter of the Estate of:

CASE NO. 16-PB-0122

NO. 16-PB-0122

Raymond Rau

DEPT. NO. 1

FILED 5/16/17

Deceased.

BOBBIE R. WILLIAMS

CLERK OF COURT

BY [Signature]

DEPUTY

ORDER SETTLING FIRST AND FINAL ACCOUNT, REPORT OF ADMINISTRATION, AND DECREE OF FINAL DISTRIBUTION

WESLEY RAU, Administrator of the Estate of RAYMOND RAU, having rendered to the Court on Tuesday, May 16, 2017 at 1:30 p.m., his FIRST AND FINAL ACCOUNT, REPORT OF ADMINISTRATION, AND PETITION FOR FINAL DISTRIBUTION, and a hearing thereon having been had, due notice of which was proved, and the Court having reviewed the evidence, read the papers and it appearing as follows:

1. That Decedent, RAYMOND RAU, died on June 21, 2016 in the County of Douglas, State of Nevada.
2. The said account is in all respects true and correct.
3. Due and legal notice to creditors of said Estate has been given in the manner and for the time required by law.
4. The only claim and debt against the Decedent and against the Estate that has not been fully paid and discharged is the Bank of America Mortgage, which remains unpaid and petitioner requests that the real property of the Estate be passed to him as the sole heir subject to said mortgage. Petitioner has communicated to Bank of America his intent to have the property transferred to him prior to assuming the loan and that he may not assume said loan his preapproved application to refinace is approved.

////

1 5. There are no federal estate taxes, property taxes or income taxes due from and payable by
2 the Estate, and that the Estate is ready for distribution and in a condition to be closed.

3 6. An Inventory and Record of Value was filed on December 19, 2016, the total
4 estimated Inventory list to be valued at Two Hundred Thirty-Eight Thousand Dollars (\$238,000.00).

5 7. The Administrator does not make any claim for payment for his services performed as
6 Administrator of the Estate.

7 8. The Administrator does not request reimbursement of any costs.

8 9. Del Hardy, Esq. and Samantha Amato, Esq. of Winter Street Law Group, attorneys for
9 the Administrator of the Estate, do not request payment by the Estate for any legal fees or cost.
10

11 10. Decedent left no will and Petitioner, WESLEY RAU requests that he be allowed to
12 distribute the Estate to himself as the sole heir under the laws of intestacy.

13 11. Decedent owned a Fifty (50%) percent interest in said real property located at 2610
14 Bluebird Way, Gardnerville, NV 89410 and Petitioner, who is also the sole heir, owns the other Fifty
15 (50%) percent interest in the same real property. Petitioner requests this Court distribute said real
16 property to him subject to the Bank of America Mortgage so that he can then complete the refinance
17 process for which he is has been preapproved and/or assume said loan. Said real property is located
18 at 2610 Bluebird Way, Gardnerville, NV 89410 and more particularly described as all that certain
19 real property situate in the County of Douglas, State of Nevada, described as follows:

20 Being a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 15, Township 12
21 North, Range 21 East, M.D.B. & M., more particularly described as follows:

22 Beginning at the Northwest corner of said Section 15; thence South 89°38'31" East, a
23 distance of 440.50 feet to a point; thence South 0°59'10" West, a distance of 492.59 feet
24 to a point; thence North 89°45'51" West, a distance of 440.50 feet to a point; thence
25 North 0°59'00" East, a distance of 494.81 feet to the Point of Beginning.

26 Said land is more fully shown as Parcel 1, as set forth on that certain Parcel Map 8, filed
27 for record in the office of the County Recorder of Douglas County, Nevada, on
28 September 23, 1977, as Document No. 13277, Official Records.

Note: the above legal description previously appeared in document recorded June 8,
2005, as Document No. 646325, of Official Records.

APN 1221-15-000-001

1 10. That petitioner request that the beneficiary is to assume any and all tax liability that
2 may be determined to be owed by RAYMOND RAU, Decedent or his Estate, which are not now
3 known or may be hereinafter discovered. Thereby releasing the Estate and counsel for the Estate
4 harmless from any and all liability associated therewith.

5 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** as follows:

6 A. That the First and Final Account, Report of Administration, and Petition for
7 Distribution, be. and the same, is approved, confirmed, allowed and settled; and that the facts,
8 accounts, and matters alleged and reported therein are a true, complete, and correct record of the
9 administration of the Estate.
10

11 B. That the Administrator did not request payment for an Administrator fee.

12 C. That the Administrator did not request reimbursement of any costs.

13 C. That the Winter Street Law Group did not request reimbursement of any costs or
14 payment of legal services from the Estate;

15 D. That Decedent left no will.

16 E. That the Administrator, who is the sole heir under the laws of intestacy, be authorized
17 and directed to distribute the entire Estate to himself, WESLEY RAU.
18

19 F. That WESLEY RAU is to assume any and all tax liability that may be determined to
20 be owed by RAYMOND RAU, Decedent, or his Estate, which are not now known or may be
21 hereinafter discovered to the value of the Estate. Thereby releasing the Estate and counsel for the
22 Estate harmless from any and all liability associated therewith.

23 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that this Order shall be used
24 as the document transferring the title of Decedent's fifty (50%) interest in said real property to
25 WESLEY RAU subject to the current Bank of America Mortgage, and which said real proerty is
26 located at 2610 Bluebird Way, Gardnerville, NV 89410, and is more particularly described as all that
27 certain real property situate in the County of Douglas, State of Nevada, described as follows:

28 Being a portion of the Northwest ¼ of the Northwest ¼ of Section 15, Township 12
North, Range 21 East, M.D.B. & M., more particularly described as follows:

1 Beginning at the Northwest corner of said Section 15; thence South 89°38'31" East, a
2 distance of 440.50 feet to a point; thence South 0°59'10" West, a distance of 492.59 feet
3 to a point; thence North 89°45'51" West, a distance of 440.50 feet to a point; thence
4 North 0°59'00" East, a distance of 494.81 feet to the Point of Beginning.

5 Said land is more fully shown as Parcel 1, as set forth on that certain Parcel Map 8, filed
6 for record in the office of the County Recorder of Douglas County, Nevada, on
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9 2005, as Document No. 646325, of Official Records.

10 APN 1221-15-000-001

11 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that upon the filing of
12 appropriate receipts, the Personal Representative shall be discharged, and the Estate shall be then
13 closed.

14 DATED this 16 day of May 2017.

15 IT IS SO ORDERED:

16 
17 DISTRICT JUDGE

18 Respectfully Submitted by:
19 SAMANTHA AMATO, ESQ.

20
21
22
23
24 **CERTIFIED COPY**

25 The document to which this certificate is attached is a
26 full, true and correct copy of the original in file and of
27 record in my office.

28 DATE 6-2-17

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

By ANOM Deputy

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1221-15-000-001
 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: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: Per Court Order. Please see attached.

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 *Samantha Amato* Capacity Attorney
 Signature *Wesley Rau* Capacity Attorney

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Raymond Rau (Deceased)
 Address: 2610 Bluebird Way
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Wesley Rau
 Address: 2610 Bluebird Way
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: Samantha Amato, Esq. Winter Street Law Group Escrow # _____
 Address: 96 Winter Street
 City: Reno State: NV Zip: 89503