

APN # 1318-23-210-005

Escrow # 00230393 -003-14

Recording Requested By:
First Centennial Title Company
1450 Ridgeview Dr. #100
Reno, NV 89509

When Recorded Return to:
Jodi Pegos Weber and Mark A. Pierini
225 Kempford Court
Roseville, CA 95747

SPACE ABOVE FOR RECORDERS USE

**Order Confirming Second and Final Accounting Request for Distribution,
and Request for payment of Professional Fees and Costs**

(Title of Document)

Please complete Affirmation Statement below:

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: (state specific law).



SIGNATURE

Senior Escrow Officer

TITLE

S. Pisano
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

SPACE BELOW FOR RECORDER

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JUN 05 2017

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1 CASE NO. 15-PB-0092

2 DEPT. NO. II

Douglas County
District Court Clerk

2017 JUN -5 PM 1:46

3 AFFIRMATION: Pursuant to NRS 239B.030,
4 the undersigned does hereby affirm that the preceding
document does NOT contain the Social Security number
of any person.

BOBBIE R. WILLIAMS
CLERK

BY ANOWA DEPUTY

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

9 OF

10 CAROLYN SUE SULLIVAN,

11 Deceased.

ORDER CONFIRMING SECOND
AND FINAL ACCOUNTING,
REQUEST FOR DISTRIBUTION,
AND REQUEST FOR PAYMENT OF
PROFESSIONAL'S FEES AND
COSTS

12
13 Petitioner, Cathy Kramer, in her capacity as the Executor Estate of Carolyn Sue
14 Sullivan, deceased (the "Estate"), filed that document entitled Petition to Confirm the
15 Second and Final Accounting of the Estate, Request for Distribution, and Request for
16 Payment of Professional's Fees and Costs. With this as a basis and background, the Court
17 find as follows:

- 18 1. Decedent died a resident of Douglas County, Nevada, on June 11, 2015.
- 19 2. Decedent died testate.
- 20 3. Petitioner was appointed as Executor on September 15, 2015.
- 21 4. Notice to Creditors was filed for this Estate on September 17, 2015 and was
22 published in the *Record - Courier* on September 23rd, 30th, and October 7th, 2015.
- 23 5. Creditors then known to the Executor were served with claim forms as
24 required by law.
- 25 6. Proof of Publication of the Notice to Creditors was filed on October 12, 2015.
- 26 7. No Creditor's claims have been filed.

1 8. The Inventory and Record of Value was filed with the Court on September 6th,
2 2016.

3 9. The Executor presented a first annual accounting on September 7, 2016,
4 which was approved by Order of this Court entered October 3, 2016. The accounting
5 presented alongside the underlying Petition addresses the current reporting period and is
6 appropriate in all regards.

7 10. All tax returns appropriately required of the Decedent and the Estate will be
8 filed or have been filed. No tax liability is anticipated on the final Estate tax return.

9 11. The Executor has requested to holdback \$15,000.00 for any and all tax issues
10 that could arise, as well as payment of the CPA's fees and costs.

11 12. The Executor has received no other communication or inquiry from any other
12 taxing authority or any other claimant.

13 13. The Executor confirms that there have been no exchanges from this Estate.

14 14. The Estate held a single parcel of real property in Hawaii that was sold
15 through an ancillary proceeding in that state. The proceeds of the sale were distributed into
16 the Estate account, and are properly accounted for to this Court.

17 15. The Estate held a one-half interest in a single parcel of real property in
18 California. That interest was distributed to one of the beneficiaries of the Estate, Ms. Jodi
19 Pegos Weber, by and through an appropriate ancillary proceeding in California. The costs of
20 that ancillary matter are properly accounted for to this Court.

21 16. The Executor waives her right to any commission or reimbursement of costs
22 for her services.

23 17. Rosenauer & Wallace have advanced costs during the second reporting period
24 in the amount of Five Hundred Twenty-Two Dollars and Fifty-Four Cents (\$522.54).
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1 18. The law firm of Rosenauer & Wallace incurred fees during this second
2 reporting period in the sum of Six Thousand Two Hundred Ninety-Two Dollars Exactly
3 (\$6,292.00).

4 19. The Executor shall have the authority to pay any fees and costs incurred by
5 counsel after presentation of this paper to the Court on an ongoing basis. The Executor and
6 Counsel expects these after-incurred fees to be minimal, and relate to the transfer of the
7 Estate's Nevada real property to the beneficiaries, the filing of vouchers and receipts to the
8 Court, and obtaining the discharge of the Executor.

9 20. All remaining assets of the Estate, including any after discovered assets, will
10 be distributed to the beneficiaries of the Estate are Mark A. Pierini and Jodi Pegos Weber,
11 in equal shares.

12 21. The beneficiaries elected to alter their interests in this Estate by written
13 Agreement executed in accordance with NRS 151.005, a copy of which was attached to the
14 underlying petition and is appropriate. Importantly pursuant to the written agreement, the
15 beneficiaries maintain an equal beneficial interest in the Estate, but their agreement allows
16 for liquid funds to be distributed in unequal amounts to offset the value received by Ms.
17 Pegos Weber as identified in paragraph 14.

18 22. The Estate holds a single piece of real property in Douglas County. The
19 beneficiaries are to receive that parcel in-kind, as tenants-in-common. The property is
20 commonly known as 224 Clubhouse Circle, Stateline, Nevada 89449. This property is
21 assigned APN 1318-23-210-005, and is legally described as:

22 All that certain real property situated in the
23 County of Douglas, State of Nevada, described as
24 follows:

25 Lot 27, of LAKE VILLAGE, UNIT NO. 2-A, as
26 shown on the Official Map filed in the office of the
27 County Recorder on August 9, 1972, as File No.
28 61076 Official Record of Douglas County, Nevada.

1 This real property shall be so distributed and such distribution is in accordance with
2 the Decedent's Will and the written agreement of the beneficiaries.

3 23. The Executor shall enact distribution of this Estate, in accordance with the
4 Decedent's Will, in the manner agreed upon by the beneficiaries.
5

6 WHEREFORE, it is hereby Ordered, Adjudicated, and Decreed as follows:

- 7 A. The Second and Final Accounting is hereby approved and confirmed.
- 8 B. The acts of the Executor are confirmed without exception.
- 9 C. The Executor shall holdback \$15,000.00 to address any and all remaining tax
10 issues, as well as any remaining administrative requirements.
- 11 D. The Executor shall pay the law firm of Rosenauer & Wallace, the sum of Six
12 Thousand Two Hundred Ninety-Two Dollars Exactly (\$6,292.00) as
13 compensation for legal services rendered for the benefit of the Estate.
- 14 E. The Executor shall pay the law firm of Rosenauer & Wallace the sum of Five
15 Hundred Twenty-Two Dollars and Fifty-Four Cents (\$522.54) as
16 reimbursement of costs expended on behalf of the Estate.
- 17 F. The Executor shall pay any remaining attorney's fees on an ongoing basis to
18 allow for the completion of the administration.
- 19 G. The Executor shall distribute all remaining assets, including any after
20 acquired assets to the beneficiaries of the Estate – Jodi Pegos Weber and
21 Mark A. Pierini – in a manner consistent with the Decedent's Last Will and
22 Testament, and the written agreement of the beneficiaries.
- 23 I. The Executor shall distribute the Estate's Nevada real property referred to as
24 224 Clubhouse Circle, Stateline, Nevada 89449 bearing APN 1318-23-210-005
25 to the beneficiaries of the Estate, equally and as tenants-in-common. The real
26 property is legally described as:
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All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 27, of LAKE VILLAGE, UNIT NO. 2-A, as shown on the Official Map filed in the office of the County Recorder on August 9, 1972, as File No. 61076 Official Record of Douglas County, Nevada.

J. The Executor shall complete any and all appropriate tasks necessary to conclude the administration of this Estate.

IT IS SO ORDERED this 5th day of June, 2016.


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 6-5-17
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By Andrew Deputy