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APN No. N/A

**Recording Requested By:**  
Mahe Law, Ltd.  
707 N. Minnesota Street, Suite D  
Carson City, NV 89703



KAREN ELLISON, RECORDER

**When Recorded Mail To:**  
Mahe Law, Ltd.  
707 N. Minnesota Street, Suite D  
Carson City, NV 89703

**AMENDED ORDER APPROVING AMENDED FIRST AND  
FINAL ACCOUNT AND REPORT OF EXECUTOR;  
CONFIRMATION AND ORDER AUTHORIZING FINAL DISTRIBUTION**

- I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain personal information of any person or persons. (NRS 239B.030)
  
- I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain personal information of any person or persons as required by law. State specific law: \_\_\_\_\_

MAHE LAW, LTD.  
707 North Minnesota Street, Suite D  
Carson City, NV 89703

By:   
JENNIFER MAHE, ESQ.

RECEIVED

DEC 01 2017

Douglas County  
District Court Clerk

FILED

2017 DEC -4 PM 3:21

BOBBIE R. WILLIAMS  
CLERK

D. GOELZ

1 Case No. 17-PB-0003

2 Dept. No. I

3 This document does not contain the  
4 social security number or personal  
5 information of any person or persons.

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

10 -o0o-

11 IN THE MATTER OF THE ESTATE

12 OF

13 ANNA M. VERBANAC,

14 Deceased.  
15 \_\_\_\_\_/

16 **AMENDED ORDER APPROVING AMENDED FIRST AND FINAL**  
17 **ACCOUNT AND REPORT OF EXECUTOR; CONFIRMATION**  
18 **AND ORDER AUTHORIZING FINAL DISTRIBUTION**

19 It appearing to the satisfaction of the Court that an Amended First and Final Account and  
20 Report of Executor; Petition for Confirmation and for Order Authorizing Final Distribution has been  
21 filed, and that notice of the time and place of the hearing has been duly given in the manner  
22 prescribed by law, and that no one has objected or presented any reason why said Petition should not  
23 be granted, the Court hereby finds and orders as follows:

24 I.

25 PETITIONER

26 That the Petitioner is the son of the decedent, ANNA M. VERBANAC, and qualified as  
27 Executor, and Letters Testamentary were issued to the Petitioner on March 9, 2017. At all times  
28 since then, the Petitioner has been and now is the Executor of the Estate of ANNA M. VERBANAC,  
deceased.

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II.

DECEDENT

That the decedent, ANNA M. VERBANAC, died on November 1, 2014, in Douglas County, Nevada, and was at the time of her death a resident of Douglas County, Nevada, and left an estate in the State of Nevada subject to administration.

III.

LAST WILL AND TESTAMENT

That the Petitioner is informed and believes that the decedent executed her Last Will and Testament on October 30, 2014. The original Will was lodged with the Clerk of the Court on November 13, 2014, a true and correct copy of which is attached to the Amended Petition as Exhibit "1" and incorporated herein by this reference. Pursuant to the terms of the Decedent's Last Will and Testament, her estate is to be distributed twenty-five percent (25%) to her grandson, Ayden Orr in trust, twenty-five percent (25%) to her daughter, Angela Verbanac, and fifty percent (50%) to her son, Nicholas Verbanac.

**FIRST AND FINAL ACCOUNT AND PETITION TO CONFIRM**

IV.

ACCOUNTING

That, pursuant to NRS 150.080 and NRS 150.110, the First and Final Account of the Personal Representative is attached to the Amended Petition as Exhibit "2" and incorporated herein and covers the period from March 9, 2017 to September 15, 2017.

V.

CREDITORS

That, pursuant to NRS 147.010, Notice to Creditors of the Decedent's estate to present their claims within the time and in the manner provided for by law was duly published in the Record Courier, such publication occurred on March 17<sup>th</sup>, March 24<sup>th</sup> and March 31<sup>st</sup>, 2017. That the creditors' claim period has expired and the following creditor has filed a claim against the estate:

1. Professional Finance Company \$9,339.19

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1 That the primary asset of the estate, as detailed on the First and Final Account, is the real  
2 property located at 618 Adaline Way in Gardnerville, Nevada. It is the Petitioner's intention to  
3 purchase the real property but he cannot qualify for a loan until the real property is distributed from  
4 the estate and his interest is formalized. A copy of the Petitioner's prequalification letter for a loan  
5 to purchase the real estate is attached to the Amended Petition as Exhibit "3" and incorporated herein  
6 by this reference. Accordingly, Petitioner proposes the creditor be granted a security interest in the  
7 real property to be paid following distribution upon the Petitioner's purchase of the real property.

8 VI.  
9 ESTATE

10 That on May 12, 2017, the Executor filed an Inventory, Appraisal and Record of Value  
11 ("Inventory") in this matter. Said inventory was mailed to the heirs and devisees of the estate on  
12 May 12, 2017. That, as of May 12, 2017, Petitioner found the total value of the estate to be  
13 \$201,500.00. The First and Final Account attached to the Amended Petition as Exhibit "2" covers  
14 the period of March 9, 2017 to September 15, 2017, and finds the total value of the estate to be  
15 \$201,500.00.

16 VII.  
17 FEDERAL TAX LIABILITY

18 That the Executor will be filing the personal income taxes for the Decedent and paying any  
19 estate tax. Because the total value of the estate is below the federal estate tax filing requirement, no  
20 Estate Tax Return, Form 706, is required for this Estate. Further, the income earned in the estate  
21 account will be below the \$600.00 required for filing a Fiduciary Tax Return, Form 1041. Thus, no  
22 further taxes will be owed.

23 That all acts taken by the Executor have been taken in the best interests of the estate and all  
24 acts should be approved and confirmed by the Court.

25 VIII.  
26 EXECUTOR'S FEE

27 That the Petitioner hereby waives payment of a commission for his services as Executor in  
28 this matter.

IX.

ATTORNEYS' FEES

That at the commencement of this matter, the Executor retained the services of JENNIFER M. MAHE, ESQ. of MAHE LAW, LTD., as the attorney for the estate. That the Executor and said law firm agreed that the rate of compensation for the legal services would be Two Hundred Twenty-Five and No/100 Dollars (\$225.00) per hour for services performed by an attorney and One Hundred and No/100 Dollars for services performed by a paralegal, plus costs, if any. That said firm has rendered legal services in connection with the representation of the Executor from November 2, 2016, through present, and an itemization of said services is attached to the Amended Petition as Exhibit "4." That the nature and extent of services rendered consists of communications with the Executor, preparation of all court documents, review of the documentation on behalf of the estate and appearance at hearings on behalf of the Personal Representative. That the Personal Representative hereby requests that this Court grant the within application and order payment of \$2,638.40, as and for attorneys' fees and costs, to MAHE LAW, LTD., and an additional amount to close the estate, not to exceed \$2,000.00.

X.

HEIRS

That the names, ages, relationship and addresses of the heirs, next of kin, legatees, and devisees of Decedent, so far as known to Petitioner, are as follows:

<u>Name</u>	<u>Age</u>	<u>Relationship</u>
Nicholas Verbanac 618 Adaline Way Gardnerville, NV 89460	Adult	Son
Angela Verbanac 1317 B Langley Drive Gardnerville, NV 89460	Adult	Daughter
Ayden Orr c/o Angela Verbanac 1317 B Langley Drive Gardnerville, NV 89460	Minor	Grandson

///

XI.

FINAL DISTRIBUTION

That the estate is now in a condition to be closed and distributed. After payment of taxes, creditors and administrative fees and costs, if any, and pursuant to NRS 145.080, the estate should be distributed twenty-five percent (25%) to decedent's daughter, Angela Verbanac, twenty-five percent (25%) to decedent's grandson, Ayden Orr, and fifty percent (50%) to decedent's son, Nicholas Verbanac. The Executor requests that the Court authorize and direct such distribution.

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

1. That notice of hearing on this matter was duly given according to law.
2. That the Executor's Amended First and Final Account as filed herein and the Inventory, Appraisalment and Record of Value filed on October 30, 2017, are hereby approved and confirmed.
3. That each and every act of the Executor taken during the court of administration are hereby approved and confirmed.
4. That the payment of attorneys' fees and costs in the amount of \$2,638.40, as well as additional attorneys' fees and costs incurred to close the estate in an amount not to exceed \$2,000.00, by the Personal Representative to MAHE LAW, LTD for services rendered to the estate and costs incurred on behalf of the estate, is hereby authorized.
5. That the Executor is directed and authorized to distribute the property of the estate, after payment of taxes, creditors and administrative fees and costs, if any, twenty-five percent (25%) to decedent's daughter, Angela Verbanac, twenty-five percent (25%) to Nicholas Verbanac as Trustee of the Testamentary Trust in favor of decedent's grandson, Ayden Orr, and fifty percent (50%) to decedent's son, Nicholas Verbanac, and creating a lien upon the real property located at 618 Adaline Way in Gardnerville, Nevada in favor of Professional Finance Company in the amount of \$9,339.19.

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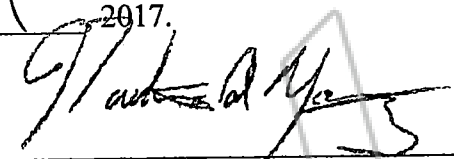
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IT IS SO ORDERED.


DATED this 4 day of December, 2017.

  
DISTRICT JUDGE

Submitted By:

MAHE LAW, LTD.  
707 N. Minnesota Street, Suite D  
Carson City, NV 89703

By:

  
JENNIFER M. MAHE, ESQ.  
Nevada State Bar No. 9620  
Attorneys for Petitioner,  
NICHOLAS VERBANAC

COPIES

**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 December 7, 2017

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

By  Deputy