

DOUGLAS COUNTY, NV

2019-925426

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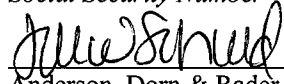
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02/06/2019 11:00 AM

ANDERSON, DORN, & RADER, LTD.

KAREN ELLISON, RECORDER

*This document does not include a
Social Security Number*



Anderson, Dorn & Rader, Ltd.

APN: 1319-10-101-002

**RECORDING REQUESTED BY
AND RETURN TO:**

Bryce L. Rader, Esq.
Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

MAIL TAX STATEMENT TO:

Warren K. Ryan
PO Box 195
Genoa, NV 89411

**ORDER APPROVING FIRST AND FINAL ACCOUNT,
REPORT AND APPROVING FEES AND FOR FINAL
DISTRIBUTION**

RECEIVED FILED

DEC 07 2018 2019 JAN -8 PM 2:44

Douglas County
District Court Clerk

BOBBIE R. WILLIAMS
CLERK

M. BIAGGINI DEPUTY
BY _____

1 Case No.: 18-PB-0100

2 Dept. No.: 1

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

9 * * * * *

10 IN THE MATTER OF THE ESTATE

11 of

12 HAZEL G. LEIFESTE,

13 Deceased.

14
15 **ORDER APPROVING FIRST AND FINAL ACCOUNT,
16 REPORT, AND APPROVING FEES AND FOR FINAL DISTRIBUTION**

17 Warren K. Ryan, Personal Representative of the estate of HAZEL G.
18 LEIFESTE, deceased, having petitioned this Court for approval of his first and final
19 account and report and having petitioned for an order directing payment of fees and
20 for final distribution and the same having come on regularly for hearing this day, due
21 notice thereof having been given or waived as required by law, and it satisfactorily
22 appearing to the Court from the evidence introduced that said petition and report are in
23 all respects true and correct, and that all taxes, federal, state or local, have been paid
24 or provided for, and further it appearing that all expenses of administration have been
25 paid or provided for, the Court finds as follows:

26 That Hazel G. Leifeste deceased intestate on February 26, 2018, and at the
27 time of her death was a resident of the County of Douglas, State of Nevada, leaving
28

1 property subject to the jurisdiction of this Court;

2 That Warren K. Ryan was appointed Personal Representative of the estate of
3 the decedent by this Court on August 7, 2018, and Letters of Administration were
4 issued by the Clerk of the Court on the August 16, 2018;

5 That Notice to Creditors was given pursuant to law and more than ninety (90)
6 days have elapsed from September 6, 2018, the date of the first publication of said
7 Notice to Creditors and that no claims were filed;

8 That the Inventory, Appraisal and Record of Value filed herein reflects that
9 the estate value as of February 26, 2018 was \$450,400.00, less an encumbrance of
10 \$85,782.35, for a total value of the estate of \$364,617.65, and consisted of real
11 property located at 2395 Jacks Valley Road, Genoa, Nevada, APN 1319-10-101-002,
12 which is more particularly described in Exhibit "1" attached hereto and made a part
13 hereof;

14 That the Personal Representative of the estate waives his entitlement to
15 statutory commission; and

16 That the Personal Representative retained the services of attorneys Anderson,
17 Dorn and Rader, to perform the necessary legal services in connection with the
18 probate of this estate; that said attorneys advanced the sum of \$1,345.50 for which
19 they are entitled to reimbursement; that said attorneys, Anderson, Dorn and Rader are
20 entitled to statutory fees for legal services rendered in the amount of \$11,008.00; and

21 That the estate is now in a condition to be finally settled and distributed.
22

23 THEREFORE, IT IS HEREBY ORDERED as follows:

24 1. That due Notice of the Hearing of the First and Final Account, Report
25 and Petition for Approval of Fees and for Final Distribution was provided according to
26 law;

27 2. That the accounting is approved and the report and petition for payment
28 of fees and final distribution is allowed;

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3. That the Personal Representative waives his commission;

4. That the law firm of Anderson, Dorn and Rader is allowed reasonable fees for valuable and necessary services rendered to the estate in the amount of \$11,008.00 and reimbursement for costs advanced in the amount of \$1,345.50;

5. That after payment of final costs of administration, including legal fees and costs, the remainder of the estate, including the 80% interest in the real property located at 2395 Jacks Valley Road, Genoa, Nevada, APN 1319-10-101-002, which is more particularly described in Exhibit "1" attached hereto and made a part hereof, together with any assets of the estate that may be discovered hereafter be conveyed and distributed pursuant to NRS 134.040(2), as follows:

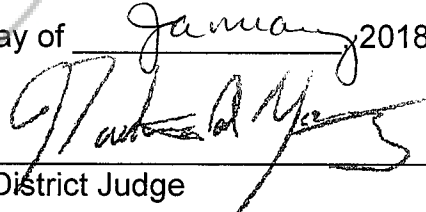
Warren K. Ryan (spouse) – 33.34% share

Jeffery S. Leifeste (son) – 33.33% share

Kristen E. Bowles (daughter) – 33.33% share.

6. That upon the filing of vouchers in support of payment of administrative costs, including legal fees and costs, the Personal Representative is released from further liability in the premises, released and discharged as Personal Representative of the estate of Warren K. Ryan and upon entry of a Decree of Discharge, the Personal Representative will thereupon be discharged and the estate closed.

IT IS SO ORDERED this 8 day of January 2018.



District Judge

Submitted by:
Bryce L. Rader
Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway #860
Reno, Nevada 89521
(775) 823-9455
Attorneys for Personal Representative

EXHIBIT "1"

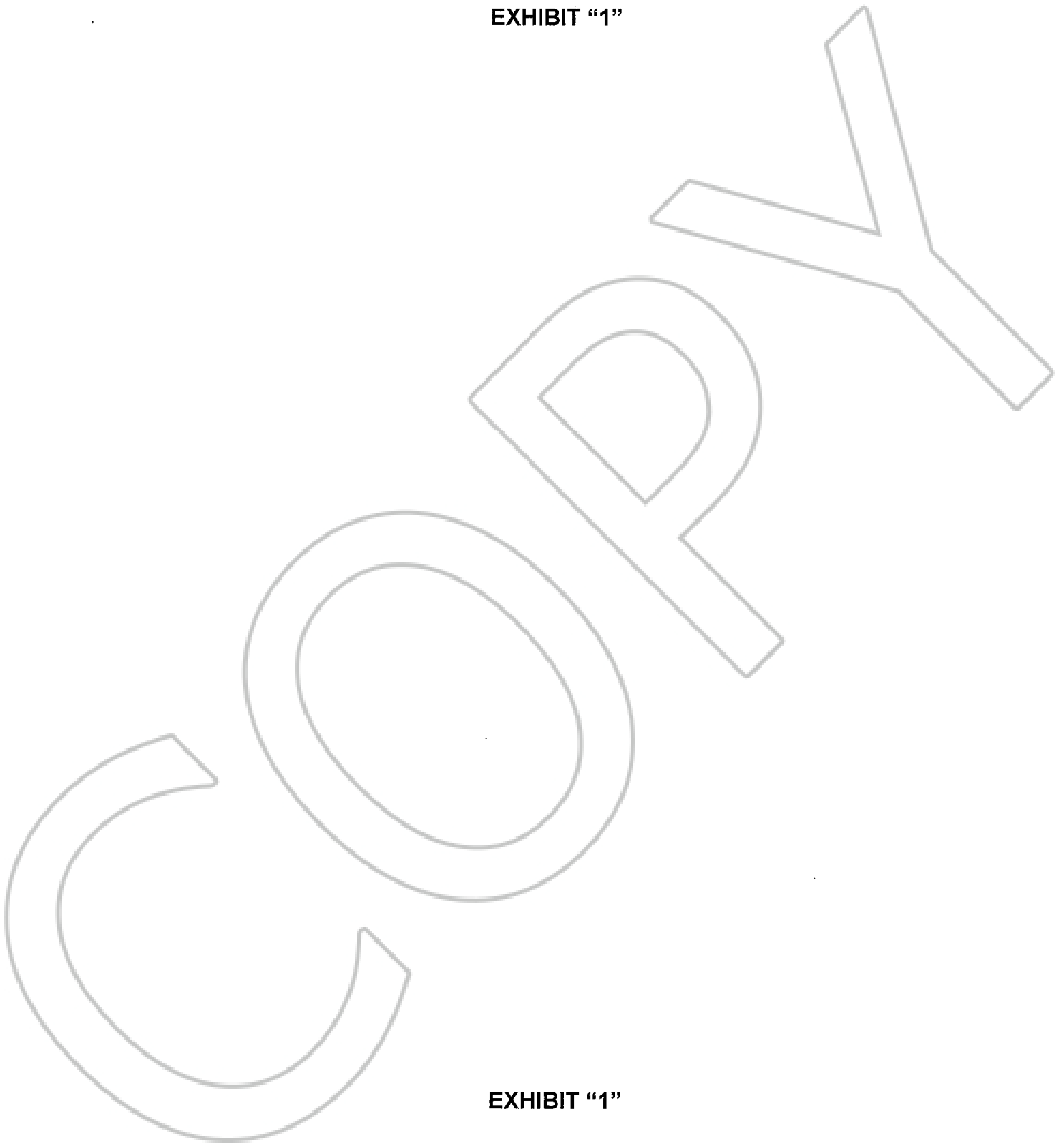


EXHIBIT "1"

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EXHIBIT "1"

Legal Description

Parcel of land situated in and being a portion of the Northwest ¼ of the Northwest ¼ of Section 10, Township 13 North, Range 19 East, M.D.B.&M., more particularly described as follows:

Parcel No. 1, as set forth on that certain Parcel Map for LARRY E. GOODNIGHT, recorded in the office of the County Recorder, Douglas County, Nevada, on April 15, 1980, in Book 480, page 914, as Document No. 43692.

APN: 1319-10-101-002
Property Address: 2395 Jacks Valley Road, Genoa, Nevada

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 January 30, 2019
BOBBIE R. WILLIAMS Clerk of Court

of the State of Nevada, in and for the County of Douglas,

By [Signature] Deputy