

DOUGLAS COUNTY, NV

2019-936352

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TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

APN # 1320-29-114-002

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

Recording Requested by and Return to:

TICORTITLE OF NEVADA, INC.
1483 US Highway 395 N, Suite B

Gardnerville, NV 89410

**ORDER GRANTING PETITION FOR APPOINTING EXECUTOR WITH FULL
AUTHORITY UNDER THE INDEPENDENT ADMINISTRATION OF ESTATES
ACT AND ISSUING OF LETTERS TESTAMENTARY**

(Title on Document)

This page added to provide additional information required by NRS 111.312
Sections 1-2 (Additional recording fee applies).

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District Court Clerk

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2019 JUN 10 PM 1:41

DERINA WILLIAMS
CLERK
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CODE

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

IN THE MATTER OF THE ESTATE

Case. No.: 19PB-0054

of

Dept. No.: II

KAREN LEE CHALHOUB,

Deceased.

ORDER GRANTING PETITION FOR APPOINTING EXECUTOR WITH FULL AUTHORITY
UNDER THE INDEPENDENT ADMINISTRATION OF ESTATES ACT AND ISSUING OF
LETTERS TESTAMENTARY

The Petitioner, DERINA ASTAYSHUA LEA, having proved to the satisfaction of the Court at the time for hearing the Verified Petition for Letters Testamentary, Summary Administration and to Grant Full Authority under the Independent Administration of Estates Act was by the Clerk set for the 10th day of June, 2019 at 1:30 p.m., and that Notice of said hearing has been duly given as required by law to the known beneficiaries in this matter and interested parties, and the Court having reviewed the evidence, find that the facts alleged in said Petition are true and correct and that said Petition should be granted.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED by the Court that:

1. KAREN LEE CHALHOUB died testate on April 3, 2019, in the city of Reno, State of Nevada, and at the time of their death was a resident of Douglas County, State of Nevada;
2. That said Decedent left certain real and personal property situate in the County of

1 Douglas, State of Nevada not in excess of Three Hundred Thousand Dollars (\$300,000).

2 3. The Decedent died testate, leaving a Will which has since been lodged with this
3 Court.

4 4. Decedent's Last Will and Testament, provides for Petitioner to serve as the Executor
5 of this Will and Decedent's Estate. Petitioner is named as the only beneficiary of said Will.

6 5. Pctitioner is willing to serve as Executor of this Estate, has never been
7 convicted of a felony criminal offense, and requests no bond be required in this instance.

8 6. The Deccdent's property within Douglas County requiring probate has a total value
9 as of the date of death of Decedent estimated as less than \$300,000.

10 9. That Petitioner has requested this estate be administered under the Independent
11 Administration of Estates Act (IAEA) and set forth in NRS 143 and full authority should be granted to
12 Petitioner to Executor this estate without Court supervision, unless specifically required.

13 7. The aforesaid facts of the Petition having been found by the Court to be true, and
14 with good cause appearing;

15 IT IS FURTHER ORDERED that:

16 A) The Will and Estate of KAREN LEE CHALHOUB is hereby admitted to probate;

17 B) DERINA ASTAYSHUA LEA, shall be appointed to serve as Executor of this estate,
18 to serve without bond;

19 C) That this estate be administered under the Independent Administration of Estates Act
20 (IAEA) and set forth in NRS 143 and full authority is granted to Petitioner to
21 administer this estate without Court supervision, unless specifically required.

22 D) The Letters Testamentary shall be issued upon completion and filing of the oath of
23 office with the Clerk of the Court.

24 IT IS SO ORDERED.

25 DATED this 20th day of June, 2019.

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DISTRICT JUDGE

1 CERTIFICATE OF SERVICE

2 I am a resident of the State of Nevada, over the age of eighteen years, and not a party to the
3 within action. On the ____ day of _____, 20____, I served the within documents(s):

4 ORDER

5 **BY ELECTRONIC MEANS:** by transmitting via electronic means the
6 document(s) listed above to the fax number(s) set forth below on this date before
7 5:00 p.m. NRCP 5(b)(2)(D).

8 **BY HAND:** by personally delivering the document(s) listed above to the person(s) at
9 the address(es) set forth below. NRCP 5(b)(2)(A).

10 **BY MAIL:** by placing the document(s) listed above in a sealed envelope with
11 postage thereon fully prepaid, in the United States mail at Reno, Nevada addressed
12 as set forth below. NRCP 5(b)(2)(B).

13 **BY OVERNIGHT MAIL:** by causing document(s) to be picked up by an overnight
14 delivery service company for deliver to the addressee(s) on the next business day.

15 **BY PERSONAL DELIVERY:** by causing personal delivery by Reno/Carson
16 Messenger Service of the document(s) listed above to the person(s) at the
17 address(es) set forth below.

18 Derina Lea
19 180 Walnut Drive
20 Fernley, NV 89408

21 Russell Lee
22 5467 Noe Ave
23 Eureka, CA 95503

24 Daniel M. Turner
25 3401 Nadine Street
26 Carmichael, CA 95608

27 I declare under penalty of perjury under the laws of the State of Nevada that the above is true
28 and correct.

Executed on _____ 20____, Reno, Nevada.

COPY

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 October 8, 2019

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

By *[Signature]* Deputy