

DOUGLAS COUNTY, NV

2019-937974

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AGUIRRE RILEY, P.C.

KAREN ELLISON, RECORDER

E03

A.P.N. 1318-15-410-007

WHEN RECORDED RETURN TO:

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Aguirre Riley, P.C.  
427 West Plumb Lane  
Reno, NV 89509

MAIL TAX STATEMENTS TO:

Larry Don Chapple  
1111 Morse Avenue, #172  
Sunnyvale, CA 94089

Gregory T. Brunner  
5824 Eickhoff Road  
Lakeport, CA 95453

Dominick W. Repetti  
2210 Ewell Road  
Belmont, CA 94002

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

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ORDER SETTLING FIRST AND FINAL ACCOUNTING, ORDER APPROVING  
ATTORNEYS' FEES, AND DECREE OF FINAL DISTRIBUTION

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OCT 14 2019

Douglas County  
District Court Clerk

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10 and Soraya Tabibi Aguirre

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

13 IN THE MATTER OF THE ESTATE OF  
LAURIE JOANN DAY BRUNNER CHAPPLE,  
14 a.k.a. LAURIE JOANN CHAPPLE, a.k.a. LAURIE  
JOANN BRUNNER, a.k.a. LAURIE JOANN DAY,  
15 a.k.a. LAURIE J. CHAPPLE, a.k.a. LAURIE J.  
BRUNNER, a.k.a. LAURIE J. DAY, a.k.a. LAURIE  
16 CHAPPLE, a.k.a. LAURIE BRUNNER,  
a.k.a. LAURIE DAY,

Case No. 19-PB-0012  
Dept. No. II

Hearing Date: 10/21/2019  
Hearing Time: 1:30 P.M.

17 Deceased.

18 \_\_\_\_\_ /  
19 **ORDER SETTLING FIRST AND FINAL ACCOUNTING, ORDER APPROVING**  
20 **ATTORNEYS' FEES, AND DECREE OF FINAL DISTRIBUTION**

21 JEFFREY D. REPETTI and SORAYA TABIBI AGUIRRE ("Petitioners"), Co-Administrators  
22 of the Estate of LAURIE JOANN DAY BRUNNER CHAPPLE, a.k.a. LAURIE JOANN CHAPPLE,  
23 a.k.a. LAURIE JOANN BRUNNER, a.k.a. LAURIE JOANN DAY, a.k.a. LAURIE J. CHAPPLE, a.k.a.  
24 LAURIE J. BRUNNER, a.k.a. LAURIE J. DAY, a.k.a. LAURIE CHAPPLE, a.k.a. LAURIE  
25 BRUNNER, a.k.a. LAURIE DAY (hereinafter referred to as the "Decedent"), having filed the Petition  
26 for Settlement of First and Final Accounting, for Approval of Attorneys' Fees, and for Decree of Final  
27 Distribution of the Estate ("Petition"), the Petition having come on regularly for hearing earlier this day,  
28 and no person having appeared to contest the Petition, the Court now finds as follows:

1 1. The Decedent died on January 29, 2009 in the City of Kaanapali, County and Island of Maui,  
2 State of Hawaii, and the Decedent was, at the time of her death, a resident of Belmont, San Mateo  
3 County, California.

4 2. The Decedent executed a Last Will and Testament ("Will"); however, said Will was declared  
5 invalid by the Superior Court of California, County of San Mateo, under Case No. 119081, as the Will  
6 was only witnessed by one person, the Decedent's son, GREGORY T. BRUNNER, and was executed  
7 prior to Decedent's marriage to LARRY DON CHAPPLE. Per the Order Appointing Administrator  
8 ("Order") issued in the Decedent's estate by the Superior Court of California, County of San Mateo, the  
9 Decedent was deemed to have died intestate.

10 3. Notice of the Hearing of the Petition was given regularly as required by law.

11 4. The Petitioners filed an Ancillary Petition for Full Authority Under Independent Administration  
12 of Estates Act, Issuance of Letters of Administration, and for Summary Administration on February 1,  
13 2019. Letters of Administration were issued to Petitioners as Co-Administrators on May 1, 2019 and  
14 thereupon they duly qualified as Co-Administrators and have acted in that capacity since that date.

15 5. Petitioners caused to be duly published a Notice to Creditors as required by law, said first  
16 publication of that Notice occurred on May 11, 2019 and Proof and Statement of Publication showing  
17 due publication thereof was filed with this Court on June 12, 2019. The time for presentment of claims  
18 has expired and no claims have been filed in this Estate.

19 6. An Inventory and Appraisalment and Record of Value of the Estate on file herein shows the value  
20 of the Estate to be One Hundred Eighty-Two Thousand Five Hundred Dollars (\$182,500.00).

21 7. A federal estate tax return is not required to be filed.

22 8. The Estate is in a condition to be closed.

23 9. The Petitioners hereby waive any and all fees that they may be entitled to by law as Co-  
24 Administrators.

25 10. The law firm of Aguirre Riley, P.C. has rendered valuable and necessary legal services to  
26 Petitioners for the benefit of the Estate during the course of the administration. Aguirre Riley, P.C. has  
27 submitted to the Petitioners an itemization of its time incurred in connection with providing legal  
28 services to the Estate. Aguirre Riley, P.C. is entitled to reasonable compensation for the services

1 performed, and the Petitioners and Aguirre Riley, P.C. have agreed that the sum of Five Thousand Three  
2 Hundred Sixty-Eight and 06/100 Dollars (\$5,368.06) is a reasonable fee for the services received.  
3 Aguirre Riley, P.C. is entitled to all costs to date which total One Thousand Seventy and 56/100 Dollars  
4 (\$1,070.56). It is estimated that additional attorneys' fees and costs will be incurred in the closing of the  
5 Estate subsequent to the date of this Petition which shall not exceed Two Thousand Dollars (\$2,000.00).

6 11. The Petitioners request that, after the payment of the attorneys' fees and costs, and the closing  
7 expenses, that the Co-Administrators be authorized to distribute the Estate assets one-third (1/3) to  
8 Decedent's surviving spouse, LARRY DON CHAPPLE, and one-third (1/3) to each of Decedent's  
9 children, GREGORY T. BRUNNER and DOMINICK W. REPETTI pursuant to NRS 134.040(2).

10 12. Any property of the Decedent discovered after the close of the Estate shall be distributed pursuant  
11 to NRS 134.040(2), one-third (1/3) to Decedent's surviving spouse, LARRY DON CHAPPLE, and one-  
12 third (1/3) to each of Decedent's children, GREGORY T. BRUNNER and DOMINICK W. REPETTI.

13 IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED as follows:

14 A. The First and Final Accounting of the Decedent's estate is hereby approved, allowed and  
15 settled as filed, without any further accounting.

16 B. All acts of the Co-Administrators relating to matters in the Petition are hereby approved.

17 C. The administration of the Decedent's estate shall be brought to a close upon the filing of  
18 the appropriate distributee's receipts or vouchers, whereupon the Co-Administrators shall be issued a  
19 Final Discharge from their responsibilities in this Estate.

20 D. The Co-Administrators are authorized to pay the law firm of Aguirre Riley, P.C. the sum  
21 of Five Thousand Three Hundred Sixty-Eight and 06/100 Dollars (\$5,368.06) as attorneys' fees for  
22 services rendered to the Estate and the sum of One Thousand Seventy and 56/100 Dollars (\$1,070.56)  
23 in costs incurred on behalf of the Estate. The Co-Administrators are authorized to pay Aguirre Riley,  
24 P.C. additional costs and fees which will be incurred incident to the closing of this Estate in a sum not  
25 to exceed Two Thousand Dollars (\$2,000.00).

26 E. The Co-Administrators are authorized to distribute all of the assets held in the Estate,  
27 wherever situated, and any after acquired assets in accordance with NRS 134.040(2), that is, one-third  
28 (1/3) to Decedent's surviving spouse, LARRY DON CHAPPLE, and one-third (1/3) to each of

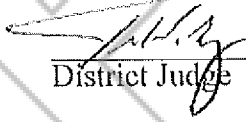
1 Decedent's children, GREGORY T. BRUNNER and DOMINICK W. REPETTI, which shall include,  
2 but is not limited to, the following asset:

3 i. An undivided twenty-five percent (25%) interest in the real property situate in the  
4 County of Douglas, State of Nevada, commonly known as 416 Elks Avenue, Zephyr Cove, Nevada,  
5 Assessor Parcel No. 1318-15-410-007, more particularly described as follows:

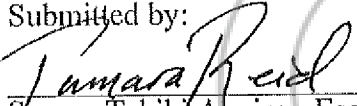
6 Lot 7, as shown on the AMENDED PLAT OF THE ELKS SUBDIVISION,  
7 LAKE TAHOE, NEVADA, filed in the office of the County Recorder of Douglas  
8 County, Nevada, on January 5, 1928.

9 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon filing of appropriate  
10 receipts, and vouchers, that Co-Administrators shall be discharged of their trust, and that the Estate shall  
11 be closed.

12 DATED this 11 day of October, 2019.

13   
14 District Judge

15 Submitted by:

16   
17 Soraya Tabibi Aguirre, Esq.  
18 Timothy J. Riley, Esq.  
19 Tamara Reid, Esq.  
20 Ryan R. Moser, Esq.  
21 AGUIRRE RILEY, P.C.  
22 Attorneys for Jeffrey D. Repetti  
23 and Soraya Tabibi Aguirre  
24  
25  
26  
27  
28

**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 November 5, 2019

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

By  Deputy

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1318-15-410-007
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |                             |              |  |                 |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/>            | 2-4 Plex        |
| e) <input type="checkbox"/> | Apt. Bldg.   | f) <input type="checkbox"/>            | Comm'l/ind'l    |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/>            | Mobile Home     |
| i) <input type="checkbox"/> | Other        |  |                 |

| FOR RECORDERS OPTIONAL USE ONLY |       |
|---------------------------------|-------|
| Notes:                          | _____ |
|                                 | _____ |

**3. Total Value/Sales Price of Property:**

|  |         |
|--|---------|
|  | \$ 0.00 |
| Deed in Lieu of Foreclosure Only (value of property) | \$ 0.00 |
| Transfer Tax Value:                                  | \$ 0.00 |
| Real Property Transfer Tax Due:                      | \$ 0.00 |

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 3
- b. Explain Reason for Exemption: Transfer from Decedent's estate to her husband and sons per the Court's order.

5. Partial Interest: Percentage being transferred: 25 %

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 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 [Signature] Capacity Representative  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Estate of Laurie Brunner  
 Address: c/o 333 Twin Dolphin Drive, Suite 350  
 City: Redwood City  
 State: CA Zip: 94065

(REQUIRED)  
 Print Name: Larry Don Chappie, \*Gregory T. Brunner & \*\*Dominick W. Repetti  
 Address: 1111 Morse Avenue, #172  
 City: Sunnyvale  
 State: CA Zip: 94089

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: Aguirre Riley, P.C. Escrow # n/a  
 Address: 427 West Plumb Lane  
 City: Reno State: NV Zip: 89509

\*5824 Eickhoff Road, Lakeport, CA 95453  
 \*\*2210 Ewell Road, Belmont, CA 94002

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)