

DOUGLAS COUNTY, NV

2020-948150

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06/24/2020 01:40 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1022-18-002-045

Recording Requested By:

Western Title Company, LLC

Escrow No.: 115477-SLA

When Recorded Mail To:

Heritage Law

1625 Highway 88, Suite 304


Minden, NV

89423

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)

Signature _____



Sherry Ackermann

Escrow Officer

**Letters Testamentary With Full Authority to Administer Estate Pursuant to
the Nevada Independent Administration of Estates Act
(Brian Dolce)**

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

RECEIVED

JUN 23 2020

FILED

Douglas County
District Court Clerk

2020 JUN 23 PM 1:45

BOBBIE R. WILLIAMS
A. NEWTON
BY _____ DEPUTY

1 Danielle L. Christenson, Esq., SBN 4295
2 HERITAGE LAW, A Division of
3 KALICKI COLLIER, LLP
4 1625 Highway 88, Suite 304
5 Minden, Nevada 89423
6 Phone | 775.782.0040
7 Email | dl@kalickicollier.com
8 Attorney for Personal Representative
9 This document **DOES NOT** contain
10 personal information, pursuant to
11 NRS 603A.040.

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

14 In the Matter of the Estate of:

CASE NO.: 20-PB-00052

15 ANTHONY C. DOLCE,
16 Date of Death: March 22, 2020

DEPT. NO.: 1

17 Decedent.

18 **LETTERS TESTAMENTARY WITH FULL AUTHORITY TO ADMINISTER ESTATE**
19 **PURSUANT TO THE NEVADA INDEPENDENT ADMINISTRATION OF ESTATES ACT**
20 **(BRIAN DOLCE)**

21 On June 23, 2020, the Court entered its *Order to Admit Copy of Lost Will and Copy of First*
22 *Codicil to Probate; for Issuance of Letters Testamentary with Full Authority to Administer Estate*
23 *Pursuant to the Nevada Independent Administration of Estates Act, With Will Annexed; and for*
24 *Full Administration of the Estate, appointing BRIAN DOLCE as Executor/Personal Representative*
25 with full authority under the Nevada Independent Administration of Estates Act, NRS 143.300 through 143.815, inclusive, for the above-referenced estate, to serve without bond.

1 The Executor/Personal Representative, BRIAN DOLCE, after being duly qualified, may
2 act and have full authority and duties of an Executor/Personal Representative under the Nevada
3 Independent Administration of Estates Act, NRS 143.300 through NRS 143.815, inclusive.

4 In testimony of which, I have this date signed these letters and affixed the seal of the
5 Court.

6 CLERK OF THE COURT

7 By: ~~HEA~~ A. NEWTON 6/22/2020
8 Deputy Clerk Date

9 OATH

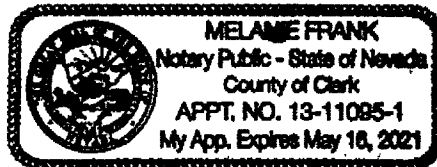
10 STATE OF NEVADA)
11 : ss.
12 COUNTY OF CLARK)

13 I, BRIAN DOLCE, whose mailing address is 1623 Guilford Drive, Henderson, Nevada
14 89014 solemnly affirm that I will faithfully perform according to law the duties of Personal
15 Representative of the Estate of ANTHONY C. DOLCE under the Nevada Independent
16 Administration of Estates Act, NRS 143.300 through 143.815, inclusive, and that all matters stated
17 in any *Petition* or paper filed with the court by me are true of my own knowledge or, if any matters
18 are stated on information and belief, I believe them to be true.

19 *Brian Dolce*
20 BRIAN DOLCE
21 Personal Representative

22 Subscribed and sworn to me by
23 BRIAN DOLCE this 23 day
24 of May, 2020.

25 *Meli J*
Notary Public



LAST WILL AND TESTAMENT

I, **Anthony Dolce**, a married man of the County of Douglas, State of Nevada, being of sound mind, intentionally and voluntarily declare this to be my Last Will and Testament, hereby revoking any former wills and codicils to wills made by me at any time heretofore.

Article I

I declare my wife, **Kathy Dolce**, and I have two children now living: **Tonya Kathleen Dolce** and **Brian Ross Anthony Dolce**. I have two children from a prior marriage now living: **Laurie Ann Tucker** and **Lynn Marie Dolce**.

Article II

I hereby name my wife, **Kathy Dolce**, the personal representative of my estate and request that no bond be required of her for the purposes of the administration of my estate. In the event that my wife shall predecease me or, for any reason, decline or fail to accept the position as my personal representative, then I name **Tonya Kathleen Dolce** and **Brian Ross Anthony Dolce** the joint personal representatives of my estate and request that no bond be required of either of them for the purposes of the administration of my estate. In the event that either shall predecease me or, for any reason, decline or fail to accept the position as my personal representative, then the survivor may act as my sole personal representative.

I direct my personal representative to pay all my current debts as authorized by law and any taxes as may be due at my death. Any and all taxes attributable to my probate estate or any portion thereof shall not be charged against or collected from any beneficiary of my estate or from any transferee of any property from my estate. I further direct that his/her powers as my personal representative are solely, notwithstanding Nevada statutes, to receive and take possession of all my property, real and personal, and to turn over said property as directed within the provisions of my will; to make repairs to the property, real or personal, as may be necessary to maintain the property in a condition similar to that at the time of my death; to keep in force whatever insurance is necessary to protect the property until distributed as directed within the provisions of my will; to

file an accounting with the court as required by statute or court order; to execute and deliver all legal instruments and to pay from the estate any expenses which are necessary, or as required by statute, for the settlement of the estate, including the completion and filing of income tax returns; and to sell whatsoever of my real or personal property as is necessary to pay all my current debts and taxes as authorized by law and my burial expenses. I hereby authorize my personal representative to sell any property belonging to my estate, either with or without notice, subject to such confirmation as may be required by law.

My personal representative is to be compensated from the estate for all necessary expenses and such fees as are reasonable and usual for his/her services, specifically excluding any compensation for commissions. I request that my estate be administered by my personal representative under any state statute in effect at my death which allows independent administration of my estate by my personal representative with all attendant power and authority referenced therein and with minimal court supervision.

Article III

I have not entered into either a contract to make or not make a will, or a contract to revoke or not revoke this Will.

Article IV

I give and bequeath certain items of my personal property as delineated in a memorandum and not otherwise disposed of herein pursuant to NRS Chapter 133. Any memorandum in existence at the time of the execution of this will or prepared before or after the execution of this will shall be determinative with respect to the bequests made therein and is specifically incorporated herein. If for any reason the memorandum is not in the hands of and properly identified by my personal representative within 60 days of my death, it shall be presumed that there is no such memorandum and any subsequently discovered memorandum shall be void.

Article V

I give and bequeath all the residue and remainder of my estate, wheresoever situated, which I may now own or hereafter acquire, or have the right to dispose of at the time of my death by

power of appointment, to my wife, Kathy Dolce, provided that she survives me by at least thirty (30) days.

In the event that my wife/husband predeceases me or does not survive me by thirty (30) days or in the event of our simultaneous death, then I give and bequeath all the residue and remainder of my estate to Tonya Kathleen Dolce and Brian Ross Anthony Dolce, in equal shares. In the event Tonya Kathleen Dolce predeceases me, her share shall be given to her natural issue by right of representation. In the event Tonya predeceases me and leave no natural issue, her share shall be given to Brian Ross Anthony Dolce, or his natural issue by right of representation. In the event Brian Ross Anthony Dolce predeceases me, his share shall be given to his natural issue by right of representation. In the event Brian Ross Anthony Dolce predeceases me and leave no natural issue, his share shall be given to Tonya Kathleen Dolce, or her natural issue by right of representation.

In the event both Tonya and Brian me and leave no natural issue, the remainder of this Trust shall be given to Christine Consiglio, or her natural issue by right of representation

Article VI

If any beneficiary of my estate is under legal disability, my personal representative may make any distributions designated herein directly to the legal custodian, guardian, or conservator of the beneficiary in any manner which, in the discretion of my personal representative, will most benefit the beneficiary.

Article VII

I have intentionally omitted from this Will any provision for any and all persons whomsoever not specifically named herein, who claim to be or may be lawfully determined to be my heirs at law, who seek to establish or assert any claims to my estate or any part thereof, or to have any part of this Will declared void or diminished, or to endeavor to secure or take any part of my estate in any manner other than through or under this Will. Such members of my family who are not mentioned herein, including Laurie Ann Tucker and Lynn Marie Dolce, have not been overlooked, but omitted intentionally as they have been provided for during my lifetime.

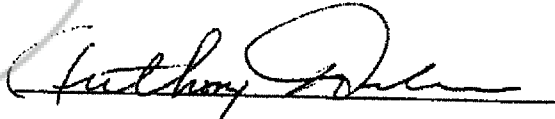
Article VIII

In the event any individual or entity contests or asserts any claim conflicting with the provisions of this will, the portion of my estate being claimed by or awarded by any court to the challenger is revoked and shall be disposed of in the same manner provided herein as if the challenger had predeceased me. Notwithstanding Nevada statutes, all court costs and legal fees incurred are the responsibility of the challenger.

Article IX

No bequest under this will shall be anticipated, assigned or encumbered by any beneficiary or be subject to any creditor's claim or to legal process prior to its actual receipt by the beneficiary. No interest shall be paid on any gift or legacy under this Will or any codicil to it. If any provision of this Will, or of any Codicil hereto, is unenforceable or invalid, it is my intention that the remaining portions shall be carried into effect. This Will shall be construed and interpreted in accordance with the laws of the State of Nevada. Any gender used shall be deemed to refer to any other gender more grammatically applicable to the party to whom such use of gender relates. The use of singular shall be deemed to include the plural and, conversely, the plural shall be deemed to include the singular.

IN WITNESS THEREOF I hereunto set my hand and seal on this ____ day of October, 2001, County of Douglas, State of Nevada.


Anthony Dolce, Testator

The foregoing instrument was signed, subscribed, published, and declared by Anthony Dolce to be his Last Will and Testament in the presence of us, who in the testator's presence and in the presence of each other, and at the testator's request have hereunto subscribed our names as

witnesses, on this 21st day of ^{November} ~~October~~, 2001, in County of Douglas, State of Nevada.

Jennifer L. Cheshko
1545 Hwy 395
Mindoo, NV 89423

Linda Beatty
1545 Hwy 395
Mindoo, NV 89410

COPY

Affidavit of Witnesses

State of Nevada)
) ss.
County of Douglas)

Then and there personally appeared the within-named Jennifer L Chesher
and LINDA BRATTON, who, being dully sworn, depose and say:

That they witnessed the execution of the within will of the within-named testator, Anthony Dolce; that the testator subscribed the will and declared the same to be his Last Will and Testament in their presence; that they thereafter subscribed the same as witnesses in the presence of the testator and in the presence of each other and at the request of the testator; that the testator at the time of the execution of the will appeared to them to be of sound mind and memory, and that they make this affidavit at the request of the testator.

Jennifer L Chesher
Linda Bratton

Subscribed and sworn to before me this day the 21ST ^{November} of ~~October~~, 2001, in the County of Douglas, State of Nevada.

PAT RAE WALLACE
Notary Public, State of Nevada
Appointment No 98-49035-5
My Appt Expires Oct 15 2002

Pat Rae Wallace
State of Nevada
County of Douglas



**FIRST CODICIL
TO
LAST WILL AND TESTAMENT**

I, ANTHONY DOLCE, being of sound and disposing mind and memory, do hereby make, publish and declare this to be the First Codicil to my Last Will and Testament executed on November 21, 2001.

A. I hereby replace **Article I** of my Will with the following:

I declare my wife, KATHY DOLCE, and I have two children of our marriage who are alive: TONYA KATHLEEN PULLIAM and BRIAN ROSS ANTHONY DOLCE.

I have two children from a prior marriage who are alive: LAURIE ANN TUCKER and LYNN MARIE DOLCE.

B. My wife Kathy and I are anticipating a divorce. Thus I make the provisions in this First Codicil in anticipation of the divorce and with Kathy's knowledge and consent.

C. I hereby replace the first paragraph of **Article II** with the following:

I hereby name my daughter, TONYA KATHLEEN PULLIAM, and my son, BRIAN ROSS ANTHONY DOLCE, as the Personal Representatives of my estate. In the event that either Tonya or Brian predecease me or, for any reason, decline or fail to accept the position of my Personal Representative, then the one who is able to serve shall act as my sole Personal Representative. In the event that neither Tonya or Brian is able to act as my Personal Representative, then I name my brother, ROBERT DOLCE, to act as Personal Representative.

D. With regards to **Article V**:

1) I hereby replace the first paragraph of **Article V** with the following:

I give and bequeath all the residue and remainder of my estate, wheresoever situated, which I may now or hereafter acquire, or have the right to dispose of at the time of my death by power of appointment, to my children, TONYA KATHLEEN PULLIAM and BRIAN ROSS ANTHONY DOLCE, in equal shares, provided that they survive me by thirty (30) days.

Should either of my children named as beneficiaries herein predecease me, be unable or unwilling to take under my Will, then the share of the child not taking shall go to that child's issue, by right of representation. Should a child to whom a share of my property is left be unable to take for any reason and leave no issue surviving, then, that child's share shall be set aside to the child taking under my Will.

In the event that a minor grandchild take his/her parent's share of my estate, that minor grandchild's share shall be administered by the personal representative in trust for the grandchild. In the administration of a grandchild's share of my estate, the personal representative, as trustee, shall have the following powers:

1. The trustee is authorized to retain in trust, for as long as the trustee may deem advisable and in the best interest of the beneficiary, any property received by the trustee from the estate until the beneficiary reaches the age of 21. Should there be more than one beneficiary for whom a trust is being administered, each beneficiary's account shall be kept separate.

2. The trustee is vested with the following powers concerning the management of the trust property in addition to any power now or hereafter conferred by law affecting a beneficiary's trust:

(a) To manage and control such trust and to sell, convey, exchange, convert, improve, repair, partition, divide, allot, subdivide, create restrictions, easements, or other servitudes thereon;

(b) To provide monies as may be necessary to assist a minor beneficiary in defraying

the cost of college if no other provision has been made:

(c) To carry medical insurance in such amounts at the expense of the trust as the trustee may deem advisable to insure that such grandchild beneficiary is covered if no other coverage is available;

(d) Subject to the value of the trust, to invest and reinvest the trust assets in every kind of property, real, personal or mixed, as the trustee, in the exercise of reasonable business judgment, may deem advisable, whether or not such property is of the character specifically permitted by law for the investment of trust funds;

(e) To vote, by proxy or otherwise, in such manner as the trustee may determine to be in the best interests of the trust any securities having voting rights held by the trustee pursuant to this declaration;

(f) To pay any assessments or other charges levied on any stock or other security held by the trustee in trust pursuant to this declaration;

(g) To compromise, submit to arbitration, release with or without consideration, and otherwise adjust any claims in favor of or against any beneficiary's trust provided for; and

(h) Subject to any limitations expressly set forth in this declaration and faithful performance of the trustee's fiduciary obligations, to do all such acts, take all such proceedings, and exercise all such rights and privileges as could be done, taken, or exercised by an absolute owner of the trust property.

2) The first sentence of paragraph two of Article V is hereby deleted. Any reference in this paragraph to Tonya Kathleen Dolce shall be to Tonya Kathleen Pulliam.

3) I hereby replace the third paragraph of Article V with the following:

In the event both Tonya and Brian predecease me and leave no natural issue, the

remainder of my estate shall be given to my brother, ROBERT DOLCE, or his natural issue by right of representation.

E. The last sentence of Article VII shall be revised to read as follows:

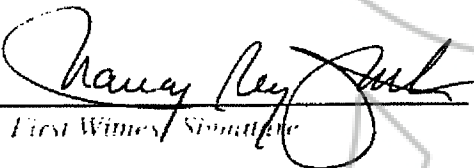
Such members of my family who are not mentioned herein, including Laurie Ann Tucker and Lynn Marie Dolce, have not been pretermitted, but omitted intentionally, as they have been provided for during my lifetime.

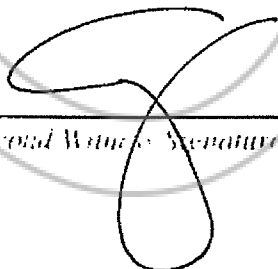
I hereby confirm all the provisions contained in my original Last Will and Testament except as modified herein.

IN WITNESS WHEREOF, I, ANTHONY DOLCE, have hereunto set my hand this 25th day of September, 2018.


ANTHONY DOLCE

The foregoing instrument, consisting of five (5) pages, including the following page, was on the date thereof initialed by the testator at the bottom of each page, and signed at the end thereof, and in our presence and in the presence of each of us, and at the time of making such subscription, was declared by the testator to be the First Codicil to his Last Will and Testament dated November 21, 2001. Each of us, at the request of the said testator, and in his presence, and in the presence of each other, have hereto signed our names as witnesses to said First Codicil on the 25th day of September, 2018.


First Witness Signature Address: 1591 Mono Avenue
Minden, NV 89423


second Witness Signature Address: 1591 Mono Avenue
Minden, NV 89423

STATE OF NEVADA
COUNTY OF DOUGLAS

Then and there personally appeared the within named NANCY REY JACKSON and CARRIE M. JACKSON, who, under the penalty of perjury state that the assertions of this affidavit are true

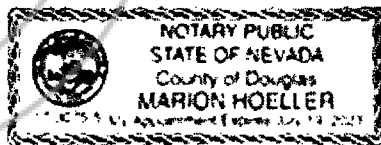
That they witnessed the execution of the within First Codicil to the November 21, 2001 Last Will and Testament of the within testator, ANTHONY DOLCE, that said testator subscribed said First Codicil to his Last Will and Testament dated November 21, 2001 and declared the same to be the First Codicil to his Last Will and Testament in their presence; that they thereafter subscribed the same as witnesses in the presence of said testator and in the presence of each other and at the request of said testator, and that the said testator at the time of the execution of said First Codicil appeared to them to be of full age and of sound mind and memory acting freely and not under duress, menace, fraud or undue influence of any person, nor under the influence of alcoholic beverage or drug and that they make this affidavit at the request of said testator.

Nancy Rey Jackson

Carrie M. Jackson

SUBSCRIBED and SWORN to before me, a Notary Public,
by NANCY REY JACKSON and CARRIE M. JACKSON
this 25th day of September, 2018.

Marion Hoeller
Notary Public



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 6/22/2020

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

By [Signature] Deputy