

APN: 1420-35-410-028

DOUGLAS COUNTY, NV	2020-956059
RPTT:\$0.00 Rec:\$40.00	11/09/2020 12:24 PM
\$40.00 Pgs=7	
OSHINS & ASSOCIATES, LLC	
KAREN ELLISON, RECORDER	E07

11/09/2020 12:24 PM RPTT:\$0.00 Rec:\$40.00 \$40.00 Pgs=7 OSHINS & ASSOCIATES, LLC KAREN ELLISON, RECORDER E07

**ORDER SETTLING FIRST AND FINAL ACCOUNT
OF THE EXECUTOR, PETITION FOR ITS SETTLEMENT,
PAYMENT OF ATTORNEY'S FEES AND COSTS
AND FOR DECREE OF FINAL DISTRIBUTION**

11/09/2020 12:24 PM RPTT:\$0.00 Rec:\$40.00 \$40.00 Pgs=7 OSHINS & ASSOCIATES, LLC KAREN ELLISON, RECORDER E07

Recording Requested by:

OSHINS & ASSOCIATES, LLC
1645 Village Center Circle, #170
Las Vegas, Nevada 89134
TELEPHONE: (702) 341-6000

MAIL TAX NOTICE/BILL/RECORDED DOCUMENT TO:

Estate of Richard John Unger
c/o Linda Ann Smith, Executor
4647 Monte Mar Drive
El Dorado Hills, CA 95762

EXHIBIT "1"

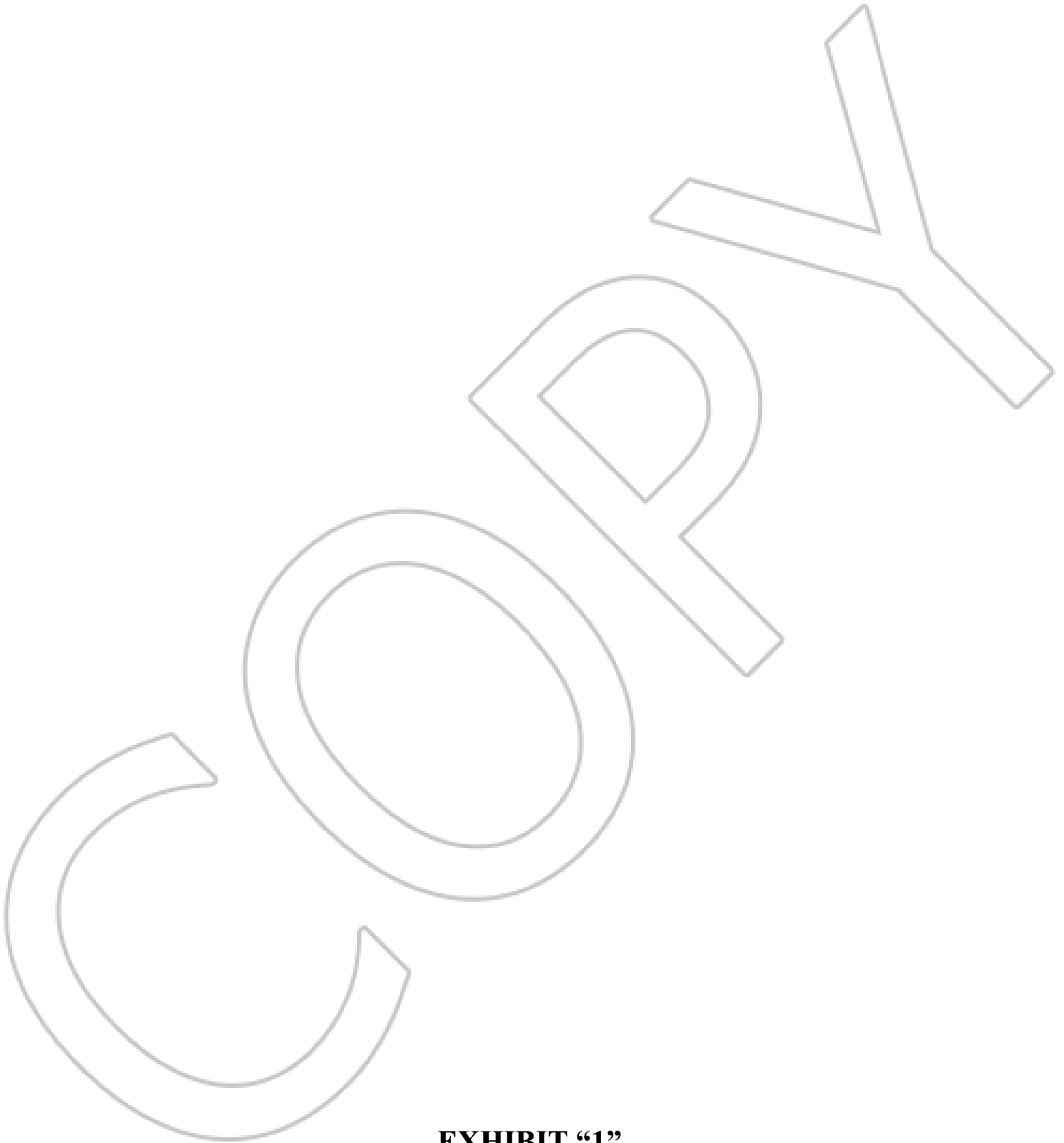


EXHIBIT "1"

Assets on Hand

#	DESCRIPTION OF ASSET	VALUE OF ASSET
1	<p>An undivided one hundred percent (100%) interest in real property located at 2621 Skyline Drive, Minden, Douglas County, Nevada APN 1420-35-410-028, and further described as follows:</p> <p>The land referred to herein is situated in the State of Nevada, County of Douglas described as follows:</p> <p>Lot 52 in Block D as set forth on the Final Subdivision Map FSM #94-04-01 for SKYLINE RANCH PHASE I filed for record with the Douglas County Recorder on May 11, 2001 in Book 0501, of Official Records, Page 3298 as Document No. 514006.</p>	702,618.00
TOTAL VALUE OF ASSETS		\$ 702,618.00

EXHIBIT "2"

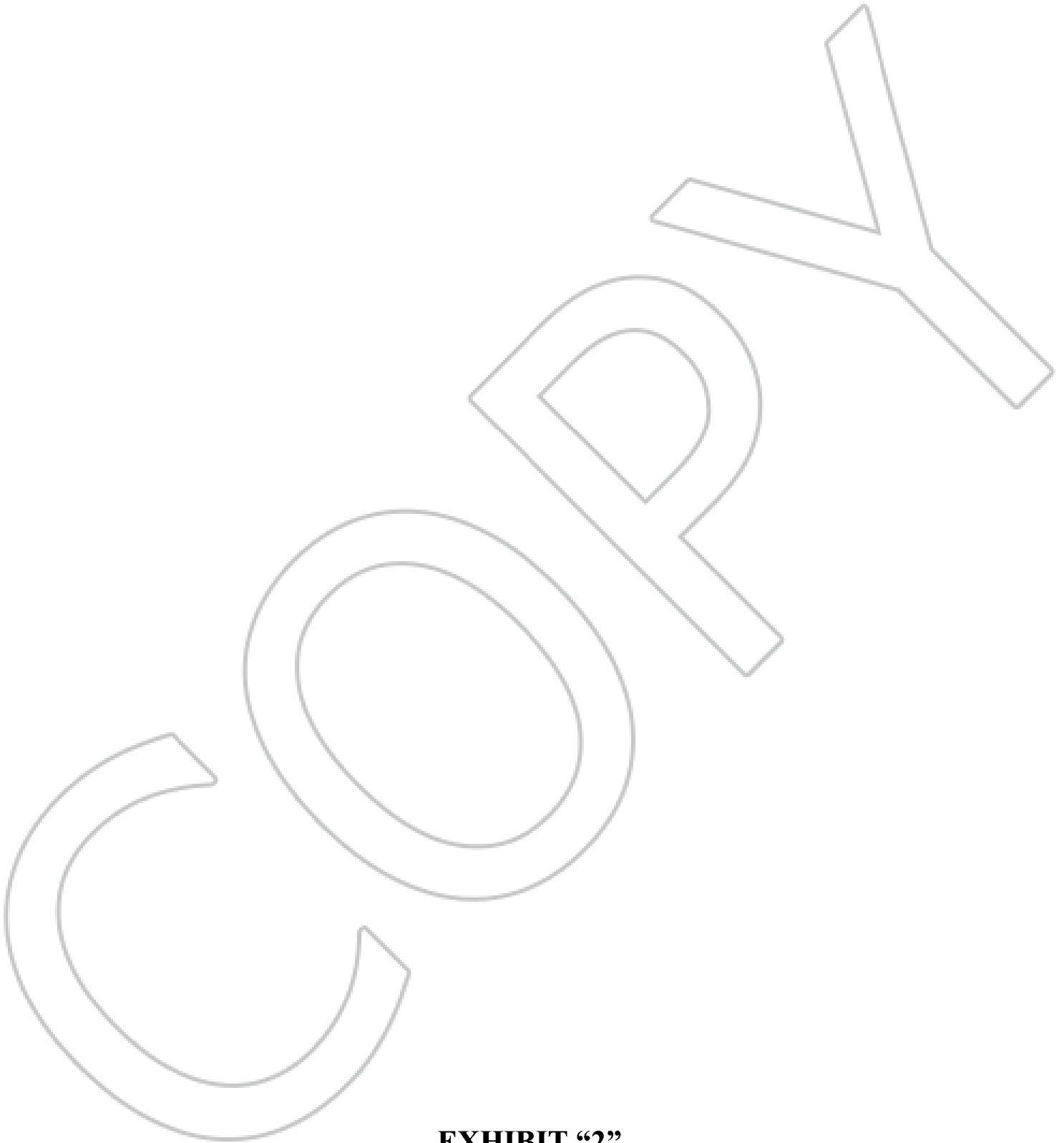


EXHIBIT "2"

Schedule of Distribution

DESCRIPTION OF ASSET	DISTRIBUTE
<p>An undivided one hundred percent (100%) interest in real property located at 2621 Skyline Drive, Minden, Douglas County, Nevada APN 1420-35-410-028, and further described as follows:</p> <p>The land referred to herein is situated in the State of Nevada, County of Douglas described as follows:</p> <p>Lot 52 in Block D as set forth on the Final Subdivision Map FSM #94-04-01 for SKYLINE RANCH PHASE I filed for record with the Douglas County Recorder on May 11, 2001 in Book 0501, of Official Records, Page 3298 as Document No. 514006.</p>	<p>LINDA ANN SMITH as Trustee of THE RICHARD J. UNGER 2003 TRUST</p>

COPY

FILED

NO _____

20 NOV -2 P3:53

BOBBIE R. WILLIAMS
CLERK
BY A. NEWTON DEPUTY

1 ORDR
2 Steven J. Oshins, Esq., Bar No. 5732
3 Heidi C. Freeman, Esq., Bar No. 8458
4 Kristen E. Simmons, Esq., Bar No. 9187
5 Jeremy B. Spackman, Esq., Bar No. 11281
6 Oshins & Associates, LLC
7 1645 Village Center Circle, Suite 170
8 Las Vegas, NV 89134
9 (702)341-6000
10 probate@oshins.com
11 Attorneys for Petitioner

RECEIVED

OCT - 9 2020

Douglas County
District Court Clerk

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

In the Matter of the Estate of

RICHARD JOHN UNGER,
also known as RICHARD J. UNGER,

Case No. 2020 PB 00047
Dept. No. II

Deceased

**ORDER SETTLING FIRST AND FINAL ACCOUNT OF THE EXECUTOR,
PETITION FOR ITS SETTLEMENT AND FOR DECREE OF FINAL DISTRIBUTION**

The "First and Final Account of the Executor, Petition for Its Settlement and for Decree of Final Distribution," that has been filed by Petitioner, LINDA ANN SMITH, Executor, has been heard and considered at a regular hearing. After considering the petition, the law, and the evidence,

THE COURT HEREBY FINDS THAT:

- 20 A. Due notice of the hearing on the petition was given as required by law.
- 21 B. All allegations in the Petition are true.
- 22 C. Notice to creditors has been given and published as required by law, and that no
- 23 claims have been filed against the estate.
- 24 D. The decedent's estate consists of the decedent's separate property.
- 25 E. The remaining asset of the estate in the possession of the Executor is valued at
- 26 \$702,618.00. The Estate's asset is more particularly described on Exhibit "1," which is attached
- 27 to this Order and incorporated herein by this reference.

28 ///



OSHINS & ASSOCIATES, LLC
1000 W. WASHINGTON AVE. SUITE 100
LAS VEGAS, NEVADA 89102
702.737.0000 FAX 702.737.8500
WWW.OSHINS.COM

1 F. Pursuant to Paragraph FOURTH of the decedent's Last Will and Testament, the
2 residue of the decedent's estate, as shown on the Schedule of Distribution which is attached hereto
3 and incorporated herein by this reference as Exhibit "2," should be distributed to LINDA ANN
4 SMITH as Trustee of THE RICHARD J. UNGER 2003 TRUST.

5 **IT IS THEREFORE ORDERED, ADJUDGED, and DECREED that:**


6 1. The First and Final Account of the Executor is hereby approved, allowed, and
7 settled, and all actions taken by the Administrators in connection with the administration of the
8 estate, as set forth in the account and petition, are hereby ratified and approved.

9 2. LINDA ANN SMITH is hereby authorized and directed to distribute the remainder
10 of the decedent's estate, as shown on Exhibit "2," including all assets not now known and
11 subsequently discovered, to LINDA ANN SMITH as Trustee of THE RICHARD J. UNGER 2003
12 TRUST, in accordance with Paragraph FOURTH of the decedent's Last Will and Testament.

13 3. Upon the filing of the appropriate vouchers or distributees' receipts, the estate shall
14 be closed and the Petitioner and any sureties shall be discharged from further responsibility for
15 this estate.

16 Dated: November 2, 2020.


DISTRICT COURT JUDGE

17 Submitted by:
18 
19 JEREMY B. SPACKMAN, State Bar No. 11281
20 1645 Village Center Circle #170
21 Las Vegas, Nevada 89134
22

23 **CERTIFIED COPY**
24 The document to which this certificate is attached is a
25 full, true and correct copy of the original in file and of
26 record in my office.
27 DATE 11/2/2020
28 ROBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By ANOMIA Deputy

State of Nevada

Declaration of Value Form

1. Assessor Parcel Number(s)
 - a) 1420-35-410-028
 - 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 RECORDER'S OPTION USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust ok- ke</u>	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption, per NRS 375.090, Section: 07
 - b. Explain Reason for Exemption: Transfer without consideration to a trust

5. Partial Interest: Percentage being transferred: 100%
 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 parties agree that 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 Attorney for Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Linda Ann Smith, Executor for the Estate of Richard John Unger, deceased
 Address: 4647 Monte Mar Drive
 City: El Dorado Hills
 State: CA Zip: 95762

Print Name: The Richard J. Unger 2003 Trust, Linda Ann Smith, Trustee
 Address: 4647 Monte Mar Drive
 City: El Dorado Hills
 State: CA Zip: 95762

COMPANY REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Oshins & Associates, LLC Esc. # : _____
 Address : 1645 Village Center Circle, Ste. 170
 City: Las Vegas, State: Nevada Zip: 89134