



KAREN ELLISON, RECORDER E03

1319-03-811-028

RECORDING REQUESTED BY

KYLE A. WINTER, ESQ.

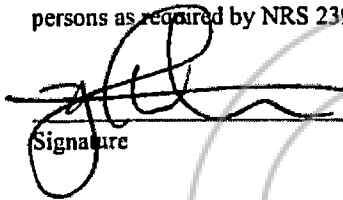
WHEN RECORDED MAIL TO

KYLE A. WINTER, ESQ.  
ALLISON MacKENZIE, LTD.  
402 North Division Street  
P.O. Box 646  
Carson City, NV 89702

SPACE ABOVE THIS LINE RESERVED FOR  
RECORDER'S USE

The party executing this document 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

The party executing this document hereby affirms  
that this document submitted for recording does  
contain the social security number of a person or  
persons as required by NRS 239B.030(2).

  
\_\_\_\_\_  
Signature

TITLE OF DOCUMENT

**ORDER APPROVING FIRST AND FINAL ACCOUNT, GRANTING  
PETITION FOR FEES AND FOR FINAL DISTRIBUTION**

ALLISON MacKENZIE, LTD.  
402 North Division Street, P.O. Box 646, Carson City, NV 89702  
Telephone: (775) 687-0202 Fax: (775) 882-7918  
E-Mail Address: law@allisonmackenzie.com

1 Case No: 2020 PB 00044

2 Dept. No: I

3 The party executing this document hereby certifies  
4 that this document submitted for filing DOES NOT  
5 contain the social security number of a deceased  
6 person or persons.

RECEIVED  
NO  
OCT 14 2020

FILED

Douglas County 20 NOV -3 P1:42  
District Court

BOBBIE R. WILLIAMS  
CLERK

BY: D. GOELZ

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

-o0o-

10 IN THE MATTER OF THE ESTATE  
11 OF  
12 LORAIN H. DIX,  
13 Deceased.

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

17 THIS MATTER COMES before the Court pursuant to a First and Final Account,  
18 Petition for Fees and for Final Distribution filed herein by Petitioner, DAVID L. HARDEGREE,  
19 also known as DAVID LOUIS HARDEGREE, JR., the duly appointed Personal Representative of  
20 the Estate of LORAIN H. DIX, deceased, by and through his counsel, ALLISON MacKENZIE,  
21 LTD. The matter having been properly noticed, with no objection thereto, and good cause appearing  
22 therefor, IT IS HEREBY ORDERED as follows:

23 I.

24 **DECEDENT**

25 That LORAIN H. DIX, also known as LORAIN HARDEGREE DIX, also known as  
26 GLADYS LORAIN HARDEGREE DIX (hereinafter referred to as "decedent"), died on February 11,  
27 2020, being at the time of her death a resident of and domiciled in Douglas County, Nevada, leaving at  
28 the time of her death certain real and personal property located within the State of Nevada.

ALLISON MACKENZIE, LTD.  
402 North Division Street, P.O. Box 646, Carson City, NV 89702  
Telephone: (775) 687-0202 Fax: (775) 882-7918  
E-Mail Address: law@allisonmackenzie.com

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

II.

LAST WILL AND TESTAMENT

That decedent left a document purporting to be her Last Will and Testament executed on December 11, 1990. That the original Will was lodged with this Court and admitted to probate administration on May 5, 2020.

III.

APPOINTMENT OF PERSONAL REPRESENTATIVE AND  
ISSUANCE OF LETTERS TESTAMENTARY

That on May 5, 2020, this Court appointed DAVID L. HARDEGREE as Personal Representative of the decedent's estate. Letters Testamentary were issued to him on May 20, 2020, and ever since that time, Petitioner has been and remains the duly acting Personal Representative of the decedent's estate.

IV.

NOTICE TO CREDITORS

That Notice to Creditors of the decedent's estate to present their claims within the time and in the manner provided for by law was filed herein on May 27, 2020, and duly published in The Record-Courier, such publications occurring May 30, June 4 and June 11, 2020. Proof and Statement of Publication was filed herein on June 15, 2020. The creditors claim period has expired and no claims have been or were filed against the estate.

That the Notice to Creditors was sent to the STATE OF NEVADA, DEPARTMENT OF HEALTH AND HUMAN SERVICES, MEDICAID ESTATE RECOVERY, via first class certified mail on May 28, 2020. That proof of such service was filed herein on June 2, 2020. That the STATE OF NEVADA, DEPARTMENT OF HEALTH AND HUMAN SERVICES, MEDICAID ESTATE RECOVERY did not file a claim against the estate.

V.

FEDERAL INCOME TAX

That the total value of the assets of the estate on the date of death of decedent were such that it was not necessary for Petitioner to file with the IRS a Federal Estate Tax Return, Form 706.

ALLISON MacKENZIE, LTD.  
402 North Division Street, P.O. Box 646, Carson City, NV 89702  
Telephone: (775) 687-0202 Fax: (775) 882-7918  
E-Mail Address: law@allisonmackenzie.com

1 That Petitioner is in the process of causing decedent's Federal Income Tax Return to be filed with the  
2 IRS and any taxes due and owing from the estate will be properly paid. That Petitioner requests to  
3 retain necessary and sufficient funds to pay any taxes that may be due and owing and costs of closing  
4 up the estate, if any.

5 VI.

6 INVENTORY, APPRAISEMENT AND RECORD OF VALUE

7 That Petitioner filed an Inventory, Appraisement and Record of Value ("Inventory") in  
8 this matter on October 6, 2020. As set forth in the Inventory, the gross value of the whole of the  
9 decedent's estate in the State of Nevada is Seven Hundred Thirty-Six Thousand Eight Hundred Ten  
10 and 74/100 Dollars (\$736,810.74). That as of decedent's date of death, decedent's estate consisted of  
11 one bank account, a vehicle, and the real property located at 333 Genoa Springs Drive, Genoa, NV  
12 89411. All other assets, including the personal property located in decedent's residence were  
13 previously assigned to the decedent's Trust.

14 VII.

15 HEIRS AND NEXT-OF-KIN

16 That so far as known to Petitioner, the names, relationships, ages, and addresses of the  
17 heirs and next-of-kin of decedent are as follows:

18 <u>NAME</u>	<u>RELATIONSHIP</u>	<u>AGE</u>	<u>ADDRESS</u>
19 SHARON DIX BAUGHMAN	Stepdaughter	Adult	107 Wallsburg Court Cary, NC 27518
20 HAROLD JAMES DIX	Stepson	Adult	107 Wallsburg Court Cary, NC 27518
21 CHARLOTTE MIXON	Sister	Adult	P.O. Box 69 Vienna, GA 31092
22 THOMAS WALTERS	Step Nephew	Adult	199 Quail Lane Grand Blanc, MI 48439
23 WILLIAM WALTERS	Step Nephew	Adult	103 Cedar Ridge Drive Perry, GA 31069
24 JACOB HARDEGREE	Nephew	Adult	201 S. Carmenville Drive Bonaire, GA 31005
25 HEATHER HARDEGREE STORY	Niece	Adult	314 Loblolly Drive Bonaire, GA 31005

ALLISON MacKENZIE, LTD.  
402 North Division Street, P.O. Box 646, Carson City, NV 89702  
Telephone: (775) 687-0202 Fax: (775) 882-7918  
E-Mail Address: law@allisonmackenzie.com

1	BRANDON HARDEGREE	Nephew	Adult	917 S, Pecan Street Cordele, GA 31015
2	JAMIE HARDEGREE	Niece	Adult	710 Camino De La Reina Apt. 332 San Diego, CA 92108
3				
4	RHONDA SIRMONS LAWSON	Niece	Adult	111 Stonefield Drive Forsyth, GA 31029
5				
6	TONYA JONES	Niece	Adult	250 Lonesome Pine Road Pinehurst, GA 31070
7				
8	DAVID L. HARDEGREE	Brother	Adult	8050 Whisper Lake Lane W. Ponte Vedra Beach, FL 32082
9	LINDSEY HARDEGREE	Niece	Adult	606B Timm Valley Road Atlanta, GA 30305
10				
11	DAVID HARDEGREE III	Nephew	Adult	606B Timm Valley Road Atlanta, GA 30305

VIII.

DEVISEE

That pursuant to ARTICLE I of decedent's Will, the decedent devised her entire estate to her husband, JAMES S. DIX, if he survived. That JAMES S. DIX predeceased the decedent. That pursuant to ARTICLE II of decedent's Will, decedent's estate is to be distributed to the then acting Trustee of the LORAIN H. DIX 1990 REVOCABLE TRUST. That the LORAIN H. DIX 1990 REVOCABLE TRUST was established on December 11, 1990 and amended by First Amendment on February 17, 1998. That Petitioner is the currently acting Trustee of the LORAIN H. DIX 1990 REVOCABLE TRUST.

IX.

FIRST AND FINAL ACCOUNT

That attached as EXHIBIT 1 to the Petition is the First and Final Account of the decedent's estate, consisting of copies of the bank statements of decedent's personal account and statements from the decedent's estate account which was opened by the Petitioner after being appointed as Personal Representative of the estate. That as indicated in such statements, decedent's remaining mortgage, as is shown in that Installment Loan with Nevada State Bank, has been fully

ALLISON MacKENZIE, LTD.  
402 North Division Street, P.O. Box 646, Carson City, NV 89702  
Telephone: (775) 687-0202 Fax: (775) 882-7918  
E-Mail Address: law@allisonmackenzie.com

1 paid off along with other normal charges and costs of administration. That the cash on hand in the  
2 estate account at the end of the first and final accounting on September 11, 2020, following payment  
3 of such mortgage and transfer into the estate account is the total sum of Twenty Nine Thousand Eight  
4 Hundred Eighty Eight and 65/100 Dollars (\$29,888.65). That in addition to such cash on hand, the  
5 estate consists of the decedent's vehicle and residence, all of which shall be distributed to the  
6 decedent's Trust.

7 X.

8 PERSONAL REPRESENTATIVE'S FEES AND COSTS

9 That pursuant to NRS 150.020, Petitioner has rendered services as Personal  
10 Representative of the Estate and is entitled to compensation therefor. That despite the same, Petitioner  
11 waives and declines any such fee. That in addition, Petitioner has not advanced any costs which need  
12 to be reimbursed.

13 XI.

14 ATTORNEYS' FEES AND COSTS

15 That pursuant to NRS 150.060, an attorney may be compensated based upon (a) the  
16 applicable hourly rate of the attorney, (b) the value of the estate accounted for by the Personal  
17 Representative, (c) an agreement, or (d) any other method preapproved by the Court.

18 That pursuant to the statutory formula enumerated in NRS 150.060(4), ALLISON  
19 MacKENZIE, LTD., is entitled to attorneys' fees in the amount of Seventeen Thousand Seven  
20 Hundred Thirty-Six and 21/100 Dollars (\$17,746.21). Said amount is determined as follows:

21	4% of the first \$100,000.00	=	\$4,000.00
22	3% of the next \$100,000.00	=	\$3,000.00
23	2% of the next \$536,810.74	=	\$10,736.21
24	Total:		<hr/> \$17,736.21

25 That in lieu of receiving attorneys' fees based upon the statutory rate and requesting an  
26 additional amount of reimbursement for costs, ALLISON MacKENZIE, LTD., has elected to receive  
27 compensation based on its customary hourly rate based on the actual amount of time expended on this  
28 matter. That to date, ALLISON MacKENZIE, LTD., has expended 20.1 hours related to this matter.

ALLISON MacKENZIE, LTD.  
402 North Division Street, P.O. Box 646, Carson City, NV 89702  
Telephone: (775) 687-0202 Fax: (775) 882-7918  
E-Mail Address: law@allisonmackenzie.com

1 That amongst said hours, Petitioner was billed at the hourly rate of \$325 for the time spent by Partners  
2 and \$300 for Associates. That such rates are the customary rates for Partners and Associates in this  
3 firm and in the northern Nevada area. In reaching this amount, the firm was required to expend time in  
4 preparing court documents, attending all hearings, and in attending to matters customary in  
5 administering an estate. That based upon such hours and the customary rates as indicated herein above,  
6 ALLISON MacKENZIE, LTD., requests compensation in the reduced amount of Six Thousand Four  
7 Hundred Eighty Two and 50/100 Dollars (\$6,482.50).

8 That in addition to the services rendered, ALLISON MacKENZIE, LTD., has advanced  
9 the amount of One Thousand One Hundred Seven and 02/100 Dollars (\$1,107.02) as and for filing  
10 fees, certified copies, and in publishing the required notices herein. That in addition to such costs,  
11 ALLISON MacKENZIE, LTD., is expected to incur additional costs in the amount of \$90.00 as and  
12 for two certified copies of this Court's Order, recording a certified copy of such Order, and in  
13 ultimately recording a Personal Representative's Deed transferring the decedent's residence into her  
14 Trust. That based upon those costs already incurred and those costs to be incurred, ALLISON  
15 MacKENZIE, LTD., requests compensation for costs in the total amount of one Thousand One  
16 Hundred Ninety-Seven and 02/100 Dollars (\$1,197.02).

17 That upon the foregoing, ALLISON MacKENZIE, LTD., requests compensation in the  
18 total amount of Seven Thousand Six Hundred Seventy Nine and 52/100 Dollars (\$7,679.52),  
19 comprised of fees in the amount of \$6,482.50 and costs in the amount of \$1,197.02.

20 XII.

21 DISTRIBUTION OF ESTATE

22 That the estate is in a position to be distributed and should be distributed to DAVID L.  
23 HARDEGREE, Trustee of the LORAIN H. DIX 1990 REVOCABLE TRUST.

24 NOW THEREFORE, it is HEREBY ORDERED:

- 25 1. That the First and Final Account is hereby settled, approved, and allowed.  
26 2. That the Personal Representative is authorized and directed to pay an attorneys'  
27 fee to ALLISON MacKENZIE, LTD., in the amount of \$6,482.50, plus costs advanced in the amount  
28 of \$1,197.02, for the total amount of \$7,679.52.



ALLISON MacKENZIE, LTD.  
402 North Division Street, P.O. Box 646, Carson City, NV 89702  
Telephone: (775) 687-0202 Fax: (775) 882-7918  
E-Mail Address: law@allisonmackenzie.com

1           3.     That the Personal Representative is authorized and directed to withhold  
2 necessary and sufficient funds in the estate to pay any taxes that may be due and owing and costs of  
3 closing up the estate, if any.

4           4.     That the Personal Representative is authorized and directed to distribute the rest  
5 and remainder of the decedent's estate, now known or hereinafter discovered, including but not limited  
6 to, the decedent's estate account, the decedent's vehicle as indicated herein, and the real property  
7 commonly known as 333 Genoa Springs Drive, Genoa, NV 89411, APN: 1319-03-811-028, more  
8 particularly described as follows:

9           Parcel I

10           Lot 28 Block C as said Lot and Block is set forth on the Final Map of  
11 GENOA LAKE PHASE 2, a Planned Unit Development. Recorded June  
12 2, 1994 in the Official Records of Douglas County Nevada as Document  
13 Number 338683

14           Parcel II

15           That certain Exclusive use and Landscape Easement located within a  
16 portion of the South one-half of Section 3, Township 13 North, Range 19  
17 East, M.D.B. & M., Douglas County Nevada, being more particularly  
18 described as follows:

19           Commencing at the Northwesterly corner of Unit 28 as shown on the  
20 Final Map for Genoa Lakes Phase 2 Planned Unit Development  
21 Document No. 338683 of the Douglas County Recorder's Office, said  
22 point bears S. 41°29'36" E., 283.41 feet from Tie Point 'C' as shown on  
23 the Genoa Lakes Phase 2 Final Map; thence S. 30°51'01" W., along the  
24 Westerly line of said Unit 28, 56.33 feet to the TRUE POINT OF  
25 BEGINNING; thence S. 30°51'01" W., 33.00 feet; thence S. 61°03'03"  
26 E., 40.19 feet; thence S. 63°45'15" E., 24.91 feet; thence N. 30°51'01" E.,  
27 72.00 feet; thence N. 59°08'59" W., 10.00 feet to a point on the Easterly  
28 line of said Unit 28; thence along the Easterly and Southerly boundary  
lines of said Unit 28 the following 8 courses:

1.     S. 30°51'01" W., 64.00 feet;
2.     N. 59°08'59" W., 2.33 feet;
3.     S. 30°51'01" W., 2.00 feet;
4.     N. 59°08'59" W., 12.50 feet;
5.     N. 30°51'01" E., 2.00 feet;
6.     N. 59°08'59" W., 2.33 feet;
7.     N. 30°51'01" E., 21.67 feet;



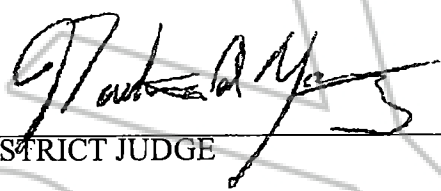
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

8. N. 59°08'59" W., 37.83 feet to the TRUE POINT OF BEGINNING.

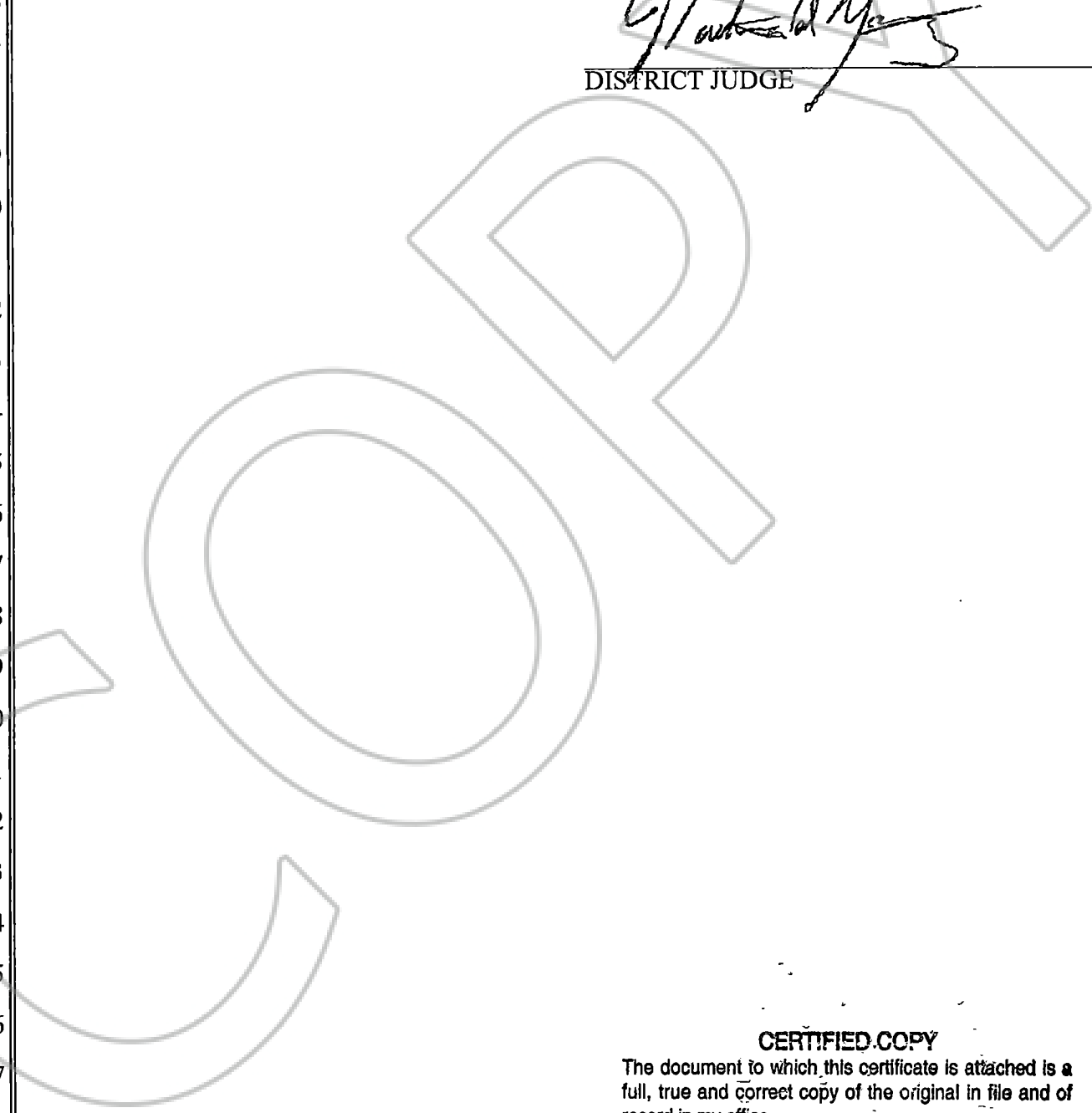
to DAVID L. HARDEGREE, Trustee of the LORAIN H. DIX 1990 REVOCABLE TRUST.

**IT IS SO ORDERED**

Dated November 3, 2020.

  
DISTRICT JUDGE

ALLISON MacKENZIE, LTD.  
402 North Division Street, P.O. Box 646, Carson City, NV 89702  
Telephone: (775) 687-0202 Fax: (775) 882-7918  
E-Mail Address: law@allisonmackenzie.com



**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 3, 2020

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

8

By  Deputy

**State of Nevada Declaration of Value**

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

- a) 1319-03-811-028
- b)

**2. Type of Property:**

- a)  Vacant Land
- b)  Single Family Res.
- c)  Condo/Townhouse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument #:  
 Book: Page:  
 Date of Recording:  
 Notes:

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

\$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ -0-

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 3
- b. Explain Reason for Exemption: A transfer of title recognizing the true status of ownership of the real property, pursuant to Court Order.

**5. Partial Interest:** Percentage being transferred: \_\_\_\_\_  
 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 375.080, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity Agent for Grantor \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity Agent for Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION REQUIRED**                      **BUYER (GRANTEE) INFORMATION REQUIRED**

Print Name: Estate of Loraine H. Dix, Deceased      Print Name: David L. Hardegee, Personal Representative

Address: 8050 Whisper Lake Lane W.                      Address: 8050 Whisper Lake Lane W.

City: Ponte Vedra Beach                      City: Ponte Vedra Beach

State: FL                      Zip: 32082                      State: FL                      Zip: 32082

**COMPANY/PERSON REQUESTING RECORDING**                      (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow #

Address: 402 North Division Street, P.O. Box 646

City: Carson City                      State: NV                      Zip: 89702