DOUGLAS COUNTY, NV

2021-974333

Rec:\$40.00 Total:\$40.00 WINSON HO

09/21/2021 03:33 PM

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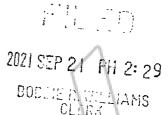
N# 1420-06-410-028	
cording Requested by/Mail to:	00142560202109743330070075
me: WINSON H. Ho	KAREN ELLISON, RECORDER
dress: 36455 hawner Dr	\ \
y/State/Zip; Sayum Cit, 1975	
ail Tax Statements to:	
me:	
dress:	
y/State/Zip:	
Court Order	
Title of Document (required)	
(Only use if applicable)	
The undersigned hereby affirms that the document sub DOES contain personal information as required by law	
Affidavit of Death NRS 440.380(1)(A) &	~
Judgment – NRS 17.150(4)	
Military Discharge NRS 419.020(2)	
Signature	
Printed Name	
is document is being (re-)recorded to correct document #	, and is correcting

## 1 Mark A. Marsh, Esq. **State Bar # 3764** 2 755 North Roop Street, Suite 110 Carson City, NV 89701 3 (775) 882-8880 4 The undersigned does hereby affirm that 5

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SEP 2 1 2021

**Douglas County** District Court Clerk



AYPONCE CEPUTY

document does not contain the social security number of the deceased

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

In the Matter of the Estate

Of

MARY SUE INWOOD,

Deceased.

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CASE NO.: 15 PBT 00001

DEPT. NO.: I

ORDER SETTLING AND APPROVING FIRST AND FINAL ACCOUNT, REPORT OF ADMINISTRATION, PETITION FOR DISTRIBUTION AND APPLICATION FOR ORDER AUTHORIZING PAYMENT OF ATTORNEY'S FEES AND COSTS, AND FINAL DECREE OF DISTRIBUTION

WINSON HO, Administrator of the Estate of MARY SUE INWOOD, deceased, who died on the 3rd day of June, 2014 in Douglas County, Nevada, having rendered and filed on the July 26, 2021, the First and Final Account, Report of Administration, Petition for Distribution and Application for Order Authorizing Payment of Attorney's Fees and Costs, and Final Decree of Distribution, and on July 28, 2021, having properly noticed said First and Final Accounting, et., al., and having come regularly to be heard before this Court on this 21st day of September, 2021, and proof having been made to the satisfaction of the Court that Notice of said account and hearing on the aforementioned First and Final Accounting et. al. and for attorney's fees and costs, has been given in the manner and for the time required by law, and no person having appeared to contest the

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- 1. That said account is in all respects true and correct and that all acts and transactions of the Administrator of the Estate of MARY SUE INWOOD, and his attorney during the period of the account are accurately shown and should be approved. The account is complete and correct and should be approved as filed;
- 2. That MARY SUE INWOOD, died with a valid Last Will and Testament on 3<sup>rd</sup> day of June, 2014, in Douglas County, Nevada and that the Will was admitted into probate on the 3<sup>rd</sup> day of March, 2015, and that Letters Testamentary were also issued;
- 3. That on 3<sup>rd</sup> day of March, 2015, WINSON HO, was appointed by this Court as the Executor of the Estate of MARY SUE INWOOD herein and continues in such capacity;
- 4. That the *Notice of Hearing* was duly published on January 9, 16 and 23<sup>rd</sup> of 2015 as prescribed by law *Affidavits of Publication* setting forth such facts are on file in these proceedings. On July 22, 2015, a *Notice to Creditors*, by certified return receipt requested United States mail, was sent to all known interested persons or entities and filed with the Court herein on July 24, 2015. Further, that the *Notice to Creditors* was published on May 6<sup>th</sup>, 13<sup>th</sup> and 20<sup>th</sup>, 2015 as prescribed by law. The time for filing or presenting claims has expired and the estate is now in a condition to be closed.
- 5. That a final federal income tax return was filed on behalf of the estate by the Executor. The Estate received a refund of FIFTY DOLLARS and NO CENTS (\$50.00) that was deposited into the Estate's Greater Nevada checking account ending in xx8974.

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## NOW THEREFORE, BASED UPON THE FOREGOING, IT IS ORDERED. ADJUDGED, AND DECREED:

- 1. That the First and Final Account, Report of Administration, Petition for Distribution and Application for Order Authorizing Payment of Attorney's Fees and Costs of the Estate of MARY SUE INWOOD, deceased, be hereby settled, allowed and approved as filed without any further accounting, and all actions taken by the Executor, his agents and attorney in connection with the administration of the Estate as set forth in the First and Final Account, Report of Administration, Petition for Distribution and Application for Order Authorizing Payment of Attorney's Fees and Costs, filed herein on July 26, 2021, are hereby ratified, allowed and approved.
- 2. That the Executor WINSON HO has waived any rights to commissions, mileage costs, and expenses, and said waiver is hereby allowed, approved and ordered.
- 3. That a *Notice to Creditors*, by certified return receipt requested United States mail was sent to all known interested persons or entities and the *Notice to Creditors* was published as required by law, the time for filing or presenting claims has expired, and the estate is now in a condition to be closed.

That no creditor claim(s) have been filed with the Executor, his attorney nor this

Court and that all potential creditor claims are hereby rejected if they have not already been rejected
by the Executor of the Estate, in accordance with the law.

- 4. That the Executor is hereby ordered, authorized and directed to pay out of the funds of the Estate the following:
  - A) To Mark A. Marsh, Esq., attorney for the Estate, pursuant to a Fee Agreement dated June 24, 2014, for current attorney's fees and costs included, the sum of TWELVE THOUSDAND TWO HUNDRED FOURTY FOUR DOLLARS AND NO CENTS (\$12,244.00). The Estate may also pay Mr. Marsh up to ONE THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$1,500.00) in future attorney's fees and costs as Mr. Marsh may incur in concluding this matter and

1	which are proper and submitted to the Executor.	
2	B) WINSON HO, Executor, hereby waives any right to a co	ommission,
3	mileage costs, and/or expenses in this matter; and,	
4	\ \	
5	C) The residual of the Estate of MARY SUE INWOOD, shall be	e
6	distributed by the Executor as follows:	
7	I. PERSONAL PROPERTY TO BE DISTRIBUTED AS FOLOWS:	\
8	A. <u>CASH AND CASH EQUIVALENTS</u> :	
9	1. TO: WINSON HO: United Federal Credit Union Platinum	
10	Plus Checking Account #6027 at 100%. Approx. Bal.:  2. <b>TO: WINSON HO:</b> Greater Nevada Credit Union Account	\$201,141.52
11	#8974 at 100%. Approx. Bal.: Coins	\$210,039.99
12	TO: WINSON H. HO: No coins of collector value and no coins	Ф 40.00
13	other loose change in the approximate value of various coins.	\$ 40.00
14	B. <u>ITEMS OF PERSONAL PROPERTY TO WINSON HO:</u>	
15	1. 1992 Chevrolet Pickup, VIN #2GCEC19KXN1104014,	
	NV Title. Pursuant to NADA value. 2. 1993 Nissan 240SX, VIN #JN1MS36P5PW302458,	
16	NV Title. Vehicle sold and money deposited into	
17	Greater Nevada Credit Union Account #8974.	
18	Value \$2,209.00. 3. 1960 ASVE Utility Trailer, VIN #2057NV72, NV.	
19	Value unknown.	
20	<ol> <li>4. 1966 O'Day Sailboat, VIN #CFZ3992E0066H, NV.</li> <li>5. 1996 Boat Trailer, VIN #4FBBS118T1001306, CA.</li> </ol>	
21	D. FUNDS TO BE DISTRIBUTED FOR ATTORNEYS FEES AND C	COSTS:
22	1. TO: MARK A. MARSH, ESQ., for attorney's fees and	\$ 12 244 00
23	costs.	\$ 12,244.00
24	E. STATUTORY COMMISSION TO THE EXECUTOR:	
25	1. THE EXECUTOR, WINSON HO, WAIVES ANY RIGHT TO COMMISSIONS, MILEAGE COSTS AND EXPENSES.	-\$ 0.00
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## II. REAL PROPERTY TO BE DISTRIBUTED AS FOLLOWS:

MARITAL RESIDENCE LOCATED AT 3645 Shawnee Drive, Carson City, NV 89705:

a. It is hereby ordered, authorized and allowed that the Decedent's real property residence located in Douglas County, Nevada, with a mailing address of 3645 Shawnee Dr, Carson City, Nevada, 89705, APN 1420-06-410-028, its attachments and appurtenances and encumbrances, loans or mortgages thereto, together with any right, title and interest, shall be transferred, conveyed or otherwise deeded 100% in its entirety subject to any legal encumbrances to WINSON H. HO. The Court finds that this conveyance to WINSON H. HO is not a "sale" within the meaning of NRS 148.220 and is not subject to the notice and public sale provisions therein.

NOTE: The Executor must file a certified copy of this Order with the county recorder of this county and with the county recorder of the county in which the real property, or any portion thereof, is located within TEN DAYS (10) after the entry of this order. The real property is identified as APN 1420-06-410-028 located in Douglas County, Nevada.

5. That this Court retains jurisdiction over this Estate until the same shall be distributed and closed; that upon said Executor's filing of a supplemental accounting and report of distribution showing payment of all sums of money due from the Estate, and the delivery and Distribution of the monies, items and real property of the Estate in accordance with this Order, that a Decree of Discharge shall be entered and filed, discharging said Executor WINSON H. HO from all liability thereafter to be incurred.

DATED this 21 day of September 1

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\_09/21/2021 BOBBIE R. WILLIAMS Clerk of Court of the State of Nevada, in and for the County of Douglas,

Deputy

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STATE OF NEVADA	
DECLARATION OF VALUE	
Assessor Parcel Number(s)	$\wedge$
a) APN 1420.06-410-028	
b)	\ \
c)	\ \
d)	\ \
	\ \
2. Type of Property:	\ \
c) Condo/Twnhse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY
e) Apt. Bldg f) Comm'l/Ind'l	BOOK PAGE
g) Agricultural h) Mobile Home	DATE OF RECORDING:
	NOTES:
i)	
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, S	Section # 😕 3
<ul> <li>a. Transfer Tax Exemption per NRS 375.090, S</li> <li>b. Explain Reason for Exemption: Ter Co</li> </ul>	wet Drow
o. Emples in the Emples in	
5. Partial Interest: Percentage being transferred: 1	aa 9/
5. Partial interest. Percentage being transferred. 1	<i>0</i>
	1 0 1 NDC 055 050 1NDC
	penalty of perjury, pursuant to NRS 375.060 and NRS
375.110, that the information provided is correct to the	
supported by documentation if called upon to substan	ntiate the information provided herein. Furthermore, the
parties agree that disallowance of any claimed exemp	otion, or other determination of additional tax due, may
result in a penalty of 10% of the tax due plus interest	
result in a penalty of 10,000 and that gate plant interest	
Pursuant to NRS 375,030, the Buyer and Seller shall be join	ntly and severally liable for any additional amount owed.
Signature Winson Hills	Capacity Ganata
organicate VIIII	
Simotone	Capacity
Signature	
GELLED (CD ANTOD) INFORMATION	BUYER (GRANTEE) INFORMATION
SELLER (GRANTOR) INFORMATION	
(REQUIRED)	(REQUIRED)
	Print Name: 6
Print Name: W 1050 H  - 1- 1-10	
Address: 2645 Shanner Pt	Address:
City: Carson City	City:
State: NV Zip: 39705	City: Zip:
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	
Print Name:	Escrow #
Address:	
City: State:	Zip:
	MAY BE RECORDED/MICROFILMED)
•	•