

DOUGLAS COUNTY, NV **2021-975836**
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KAREN ELLISON, RECORDER

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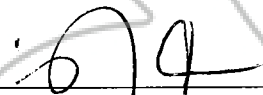
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Order Appointing Personal Representative, Issuing Letters Testamentary, and Granting Full Authority to Administer Estate

(Title of Document)

Please complete Affirmation Statement below:

[*] 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)


Kayla Jacobsen

Escrow Officer
Title

This page added to provide additional information required by NRS 111.312 Sections 1 - 2 and NRS 239B.030 Section 4.

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(Additional recording fee applies)

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District Court Clerk

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CLERK

J. SHACHER
DEPUTY

1 Case No: 2020 PB 00146

2 Dept. No: II

3 The party executing this document hereby affirms
4 that this document submitted for filing DOES
5 contain the social security number of a deceased
6 person or persons.

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

9 -000-

10 IN THE MATTER OF THE ESTATE
11 OF

12 CAROL ETHEL PORTER,
13 Deceased.

ORDER APPOINTING PERSONAL
REPRESENTATIVE, ISSUING LETTERS
TESTAMENTARY, AND GRANTING
FULL AUTHORITY TO ADMINISTER
ESTATE

ALLISON MacKENZIE, LTD.
402 North Division Street, P.O. Box 646, Carson City, NV 89702
Telephone: (775) 887-0202 Fax: (775) 882-7918
E-Mail Address: law@allisonmackenzie.com

14 _____
15 THIS MATTER COMES before the Court pursuant to a Petition for Probate of Will, for
16 Appointment of Personal Representative, for Issuance of Letters Testamentary, and for Full Authority
17 to Administer Estate Pursuant to NRS 143.300 to 154.815, filed herein by Petitioner, JEANNIE
18 RENEE GOLDSTON, (hereinafter "Petitioner"), by and through her attorneys, ALLISON
19 MacKENZIE, LTD. A hearing having been held with no person objecting, and good cause appearing
20 therefore, IT IS HEREBY ORDERED, as follows:

21 I.

22 DECEDENT

23 That CAROL ETHEL PORTER (hereinafter referred to as "decedent"), died on October
24 28, 2020, being at the time of her death a resident of and domiciled in Douglas County, Nevada.
25 leaving at the time of her death certain property located within the State of Nevada. That a certified
26 copy of Report of Death of a U.S. Citizen or U.S. Non-Citizen National Abroad is attached the Petition
27 as EXHIBIT 1.

28 ///

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II.

LAST WILL AND TESTAMENT

That Petitioner is informed and believes that the decedent left a document purporting to be his Last Will and Testament (hereinafter the "Will"), executed on July 27, 2020. That the original Will was lodged with the Court on even date with the filing of the Petition, and a copy of such Will is attached to the Petition as EXHIBIT 2.

III.

CAPACITY

That at the time the decedent's Will was executed, Petitioner is informed and believes that the decedent was over the age of eighteen (18) years, was of sound and disposing mind, and not acting under duress, menace, fraud, or undue influence, and was in every respect competent to dispose of all of her estate. Further, Petitioner is informed and believes that the Will was never revoked.

IV.

PERSONAL REPRESENTATIVE

That pursuant to NRS 138.010, once a Will has been admitted to probate, a Court shall direct letters thereon to issue to the personal representative named in the will, who shall appear and qualify.

That pursuant to ARTICLE 2.1 Executor/Personal Representative of decedent's Will, decedent named the Petitioner, her friend, JEANNIE RENEE GOLDSTON, as Personal Representative of her Will. That JEANNIE RENEE GOLDSTON is of the age of majority, has not been convicted of a felony, and is otherwise qualified to serve in the capacity of Personal Representative, and is willing to act as Personal Representative of the estate. That decedent's Will directs that no bond shall be required for the faithful performance of such office, and Petitioner seeks full authority to administer the estate pursuant to NRS 143.300 to 143.815.

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V.

HEIRS AND NEXT-OF-KIN

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

<u>NAME</u>	<u>RELATIONSHIP</u>	<u>AGE</u>	<u>ADDRESS</u>
JEAN MARIE CALUYA	Daughter	Adult	P.O. Box 6397 Gardnerville, NV 89460
CAROL LANFAIR	Daughter	Adult	1988 Hiko Court Gardnerville, NV 89410
FREDRICK KRULL	Son	Deceased	
WILLIAM GUEST	Son	Deceased	
CYNTHIA GUEST	Grandchild	Adult	16205 Seirra Pass Way Hacienda Heights, CA 91745
ADRIANNE KRULL	Grandchild	Adult	P.O. Box 423 Asotin, WA 99402
KACIE KRULL	Grandchild	Adult	3400 Ocee Street #2811 Houston, TX 77063
KENNY KRULL	Grandchild	Deceased	
JASON CALUYA	Grandchild	Adult	5080 Topaz Avenue Rocklin, CA 95677
DAVID CALUYA	Grandchild	Adult	559 Coronado Way Rocklin, CA 95677
JENNIFER SNYDEE	Grandchild	Adult	1338 Kimmerling Road Gardnerville, NV 89460

VI.

DEVISEES

That pursuant to ARTICLE 4.1 of decedent's Will, decedent devised her entire estate to her children, if they survive decedent. If a child predeceases decedent that child's share shall be

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1 divided by the surviving children. Accordingly, decedent's estate shall be distributed to decedent's
2 surviving children JEAN MARIE CALUYA and CAROL LANFAIR in equal shares.

3 VII.

4 VALUE OF ESTATE

5 That Petitioner is informed and believes that the total value of the estate of the decedent
6 subject to probate administration may exceed \$300,000.00, such that a full probate administration
7 would be appropriate. Specifically, Petitioner is informed and believes that decedent's estate consists
8 of both real and personal property.

9 VIII.

10 DEBTS OF DECEDENT

11 Petitioner agrees to pay from the decedent's estate all liabilities of the decedent and the
12 decedent's estate, if any, that may be subsequently discovered or incurred.

13 IX.

14 TAXES

15 Petitioner will ensure all state and federal taxes will be timely filed and paid.

16 X.

17 WELFARE BENEFITS

18 That so far as known to Petitioner, the decedent was not a recipient of benefits from the
19 Department of Health and Human Services of the State of Nevada.

20 NOW THEREFORE, IT IS HEREBY ORDERED as follows:

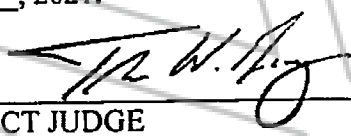
- 21 1. That the Last Will and Testament of the decedent, executed July 27, 2020, is
22 admitted to probate administration, and is proved to be the last will and testament of the decedent.
- 23 2. That Petitioner, JEANNIE RENEE GOLDSTON, is appointed as Personal
24 Representative of the estate of decedent, to serve without posting bond.
- 25 3. That Letters Testamentary shall be issued to Petitioner, JEANNIE RENEE
26 GOLDSTON, without posting bond.
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4. That JEANNIE RENEE GOLDSTON shall be granted full authority to administer the estate pursuant to the Independent Administration of Estates with Full Authority under NRS 143.300 to 143.815, inclusive.

5. That CAROL LANFAIR shall not be allowed to enter the premises of decedent's real property commonly known as 1277 Myers Drive, Gardnerville, Nevada 89410.

DATED this 25th day of January, 2021.



DISTRICT JUDGE

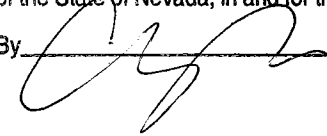
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COPIES

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 09/28/2021
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

-5- By  Deputy