DOUGLAS COUNTY, NV

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LEE KIEFER & PARK LLP

KAREN ELLISON, RECORDER

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APN# 1220-10-301-002

(11 digit Assessor's Parcel Number may be obtained at: http://redrock.co.clark.nv.us/assrrealprop/ownr.aspx)

TITLE OF DOCUMENT

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Order Granting Petition for Waiver of Final Accounting and Final Distribution of the Estate

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

RECORDING REQUESTED BY:

Lee Kiefer & Park, LLP

RETURN TO: Name Lee Kiefer & Park, LLP

Address 1140 N. Town Center Drive, Suite 200

City/State/Zip Las Vegas, NV 89144

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name Christine S. Olesen

Address 1043 Dresslerville Road

City/State/Zip_Gardnerville, NV 89460

This page provides additional information required by NRS 111.312 Sections 1-2.

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	ORIGINAL
1	KENNEDY E. LEE (State Bar No. 12429) RECEIVED
2	SUZANNE R. FITTS (State Bar No. 11377) LEE KIEFER & PARK, LLP FEB 2 2 2022
3	1140 N. Town Center Dr., Suite 200
4	Telephone: (702) 333-1711 District Court Clerk
5	Email: probate@lkpfirm.com Attorneys for Personal Representative
6	
7	In the Ninth Judicial District Court of the State of Nevada In and for the County of Douglas
8	In the Matter of the Estate
9	of
10	Margaret E. Olesen, Case No. 2021-PB-00066 Department I
11	Deceased.
2 12	ORDER GRANTING PETITION FOR WAIVER OF FINAL ACCOUNTING AND FINAL DISTRIBUTION OF
ž 5 13	THE ESTATE
13 14 15 16 16 16 16 16 16 16 16 16 16 16 16 16	Date of hearing: February 8, 2022 Time of hearing: 1:30 p.m.
2 2 15	The petition of John A. Olesen (the "Personal Representative"), as personal representative of
₹ <u>5</u> 16	the Estate of Margaret E. Olesen (the "Estate"), entitled Petition for Waiver of Final Accounting and
≚ 17	Final Distribution of the Estate, has been heard and considered at a regular hearing. After considering
18	the petition, the law, and the evidence,
19	I. Findings of Fact
20	THE COURT FINDS THAT:
21	1. Notice of the hearing on the Petition was given as required by law.
22	2. Letters of Administration were issued to the Personal Representative on August 16,
23	2021.
24	3. John A. Olesen and Christine S. Olesen, the beneficiaries of the Estate, have waived
25	the requirement of an inventory in this matter pursuant to NRS 144.010. The Waivers of
26	Inventory have been filed in this matter.
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- 4. John A. Olesen and Christine S. Olesen, the beneficiaries of the Estate, have waived the requirement of a final accounting pursuant to NRS 150.075. The Waivers of Accounting have been filed in this matter.
- 5. The Notice to Creditors was first published on September 4, 2021, and the 90-day creditor period expired on December 3, 2021. No creditor claims have been filed in this matter.
 - 6. The current assets of the Estate are listed on **Exhibit 1**.
- 7. The Personal Representative is entitled to reasonable compensation for his services as personal representative of the Estate pursuant to NRS 150.020. The Personal Representative has waived the fees to which he is entitled.
- 8. Lee Kiefer & Park, LLP ("LKP"), has rendered legal services to the Estate and is entitled to reasonable compensation. LKP will be paid with funds from outside of the Estate.
- 9. The Estate is in a condition to be closed and it is appropriate to distribute the assets of the Estate pursuant to the Decedent's will (the "Will"). A copy of the Will has been filed in this matter. The Will directs that the Decedent's real property located at 1043 Dresslerville Road, Gardnerville, NV 89460, APN 1220-10-301-002 (the "Property"), be distributed entirely to Christine S. Olesen. The Property is the only asset of the Estate subject to probate. Accordingly, the residue of the Estate should be distributed to Christine S. Olesen.
- 10. In the event there are any unpaid taxes due any governmental agency, such taxes then due and owing of Margaret E. Olesen should be borne by Christine S. Olesen. The Estate, the Personal Representative, and LKP should be held harmless from any and all liability associated with such taxes.

II. ORDER

IT IS THEREFORE ORDERED THAT:

- A. The requirement of an inventory is waived in accordance with NRS 144.010.
- B. The requirement of a final accounting is waived in accordance with NRS 150.075.
- C. The Personal Representative is authorized and directed to distribute the real property located at 1043 Dresslerville Road, Gardnerville, NV 89460, APN 1220-10-301-002 to Christine S. Olesen.

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District Court/Judge

February 72 7027

Respectfully submitted by:

LEE KIEFER & PARK, LLP

Kennedy E. Lee State Bar No. 12429



