

APN# 1320-32-812-009

Recording Requested by/Mail to:

Name: Terry Weckerle

Address: 1975 Sheep Camp Rd

City/State/Zip: Gardnerville, Nv 89410

Mail Tax Statements to:

Name: same

Address: _____

City/State/Zip: _____



KAREN ELLISON, RECORDER

ORDER

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

GRANT, BARGAIN AND SALE DEED

APN: 1320-32-812-009
RPTT \$208.00

Full Value
 Full Value less liens

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
AUSTIN J. LARAMIE and ELAINE F. LARAMIE, HUSBAND AND WIFE AS JOINT TENANTS

doe(s) hereby GRANT(s) BARGAIN SELL and CONVEY to
SHIRLEY LOIS JONES, A WIDOW

and to the heirs and assigns of such Grantee forever, all the following real property situated in the county of Douglas,
state of Nevada bounded and described as follows:
See Exhibit A attached hereto and made a part hereof.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents,
issues or profits thereof.

Dated: August 16, 2001

STATE OF NEVADA

COUNTY OF DOUGLAS

} s.s. Austin J. Laramie
AUSTIN J. LARAMIE

On AUGUST 16, 2001 personally
appeared before me, a Notary Public,

Elaine F. Laramie
ELAINE F. LARAMIE

Austin J. Laramie & Elaine F. Laramie

personally known or proved to me to be the person whose name is
subscribed to the above instrument who acknowledged that he
executed the instrument.

Signature Jane M. Verano



(This area for official notarial seal)

SPACE BELOW THIS LINE FOR RECORDER'S USE

WHEN RECORDED MAIL TO:
Name **SHIRLEY JONES**
Street **1472 GARDEN GLEN CT.**
Address **GARDNERVILLE, NV 89410**
City, State
Zip

MAIL TAX STATEMENTS TO:
Name **SHIRLEY JONES**
Street **1472 GARDEN GLEN CT.**
Address **GARDNERVILLE, NV 89410**
City, State
Zip

Order No. **00085099-201-KLS**

0524077
BK 1001 PG 0001

0577888/14/01

Exhibit A

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

Beginning at the Southerly corner of Revised Lot 9, said point bears North 39°08'07" East, 68.70 feet from the centerline radius point of Garden Glen Court as shown on the Final Map for Garden Glen Patio Homes, Document No. 389450 of the Douglas County Recorder's Office and being a 5/8" rebar with aluminum cap stamped PLS 6497 inside of survey well: thence North 32°08'13" East, 49.00 feet; thence South 57°51'47" East, 35.00 feet; thence South 32°08'13" West, 58.00 feet; thence North 57°51'47" West, 20.00 feet; thence North 32°08'13" East, 9.00 feet; thence North 57°51'47" West, 15.00 feet to the Point of Beginning.

A.P.N.: 1320-32-812-009

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Deed of Trust, recorded in the office of the County Recorder of Douglas County, Nevada on March 17, 1999, in Book 399, Page 3979, as Document No. 463491, of Official Records.

COPY

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2001 Oct -1 AM 9:08

LINDA SLATER
RECORDER

\$15.00 PAID ~~10~~ DEPUTY

BK1001PG0002 0524077

RECEIVED

JUL 18 2022

Douglas County
District Court Clerk

FILED

2022 JUL 18 PM 2:46

DOBBIE R. WILLIAMS
CLERK

BY *Wah* DEPUTY

1 Case No.: 2021-PB-00164

2 Dept.: II

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

9 In the Matter of the Estate of:

10 **SHIRLEY LOIS JONES,**
11 Date of Death: October 27, 2021,

**ORDER APPROVING FINAL
SETTLEMENT OF ACCOUNT, FEES
AND COSTS, AND FOR DECREE OF
FINAL DISTRIBUTION**

12 Decedent.
13 _____

14 UPON REVIEW of the verified Petition For a Final Settlement of Account, For Approval of
15 Fees and Costs, and For Decree of Final Distribution submitted by Personal Representative, TERRY
16 LYNN WECKERLE, by and through her counsel of record, Natalia K. Vander Laan, Esq., of Vander
17 Laan Law Firm LLC, the same having come before the above-entitled Court for a hearing on the 18th
18 day of July, 2022, and it appearing to the satisfaction of the Court that proper Notice of Hearing of
19 this matter has been duly given in the manner required by law and no person appeared to contest the
20 Petition and no person filed an objection;

21
22 Upon proof duly made to the satisfaction of the Court, the Court now finds as follows:

- 23 1. SHIRLEY LOIS JONES (hereinafter "Decedent") died on October 27, 2021, in
24 Gardnerville, county of Douglas, state of Nevada. Decedent was, at the date of her death, a
25 resident of the county of Douglas, state of Nevada. Decedent's death certificate is on file with
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the Court. Therefore, this Court is the proper court in this matter.

2. Decedent died leaving a Last Will and Testament that was lodged with this Court on November 5, 2021. A copy of the Last Will and Testament is on file with the Court. Said Will was executed in compliance with NRS 133.40.

On January 24, 2022, Order Appointing Personal Representative was entered appointing TERRY LYNN WECKERLE as Personal Representative and authorizing a general administration of the Decedent's estate, and Letters Testamentary were issued to TERRY LYNN WECKERLE, who thereupon duly qualified as Personal Representative and who has acted in that capacity since that date.

3. The names, ages, and residences of the heirs, next of kin, and devisees of Decedent, so far as known to Petitioner and Personal Representative, are:

The Decedent was not married.

The Decedent had no children.

The Decedent's parents deceased.

The Decedent's siblings are deceased.

TERRY LYNN WECKERLE, adult, 1975 Sheep Camp Road, Gardnerville, NV 89410; the Decedent's niece; Petitioner;

DAVID LUNDERGREEN, adult, 950 Centerville Lane, Gardnerville, NV 89410, the Decedent's nephew;

ROD LUNDERGREEN, adult, new address: 256 Austin Rd., Carey, ID 83320 (previous address: P.O. Box 154, Richfield, ID 83349, the Decedent's nephew;

MARY NAGEL, adult, 3436 Rocky Ridge Boulevard, Sparks, NV 89431; the Decedent's niece;

1 FRANCES SPIKES, adult, 887 Primrose Drive, Reno, NV 89506; the Decedent's niece;
2 CHARLIE SPIKES, adult, 1007 Atwood Drive, Reno, NV 89506, the Decedent's nephew;
3 JOE LUNDERGREEN, adult, P.O. Box 1044, Clear Lakes Oaks, CA 95423, the Decedent's
4 nephew;
5 SONJA GRAHAM, adult, 3832 Grassy Canyon, Las Vegas, NV 89129; the Decedent's niece;
6 ERIN LUNDERGREEN, adult, daughter of JAMES EDWARD LUNDERGREEN, P.O.
7 Box 573, Westwood, CA 96137;
8 JOSEPH JAMES LUNDERGREEN, adult, son of JAMES EDWARD LUNDERGREEN,
9 P.O. Box 31, Westwood, CA 96137.

11 Petitioner and Personal Representative did not understand that Erin Lundergreen and
12 Joseph Lundergreen, the children of the deceased named devisee, James Edward
13 Lundergreen, are also the devisees of the Decedent. Therefore, Erin Lundergreen and
14 Joseph Lundergreen were not initially notified of this action. Once Petitioner and Personal
15 Representative learned that Erin Lundergreen and Joseph Lundergreen are also devisees,
16 Petitioner and Personal Representative provided to them copies of Petition to Admit Will
17 to Probate, for Issuance of Letters Testamentary and for Full Administration of the Estate
18 of the Decedent, Shirley Lois Jones, including a copy of her Last Will and Testament, as
19 well as all remaining documents (Notice of Hearing, Notice of Entry of Order, and
20 Inventory) that were previously timely provided to other devisees in this matter.

22 Erin Lundergreen and Joseph Lundergreen both acknowledged the late notice of this action
23 as well as the later receipt of all the documents. They further waived any right to contest
24 the Last Will and Testament of Shirley Lois Jones. They also specifically consented to the
25 proceedings in this matter continuing without any adjustments or delays being made to
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compensate for the late notice they received. Finally, they were advised of the opportunity to obtain independent counsel and waived their right to seek independent counsel. Their waiver is on file with the Court.

4. All notices, including notices of hearings and notice to creditors, have been duly given as required by law and the proof is on file with the Court.

5. No creditors' claims were filed.

No late claims were filed.

Medicaid was given proper notice and has not made a claim.

6. Inventory and Appraisal or Record of Value of All the Assets of the Decedent was filed on May 19, 2022, and is on file with the Court. The gross (and net) value of the Estate was estimated at that time at Eight Hundred Seventy-Three Thousand Four Hundred Fifty-Two and 53/100 Dollars (\$873,452.53). In her discretion, Petitioner and Personal Representative, disposed of personal property with no value.

Since the filing of the Inventory and Appraisal or Record of Value of All the Assets of the Decedent, the Decedent's Estate received no income and had no expenses.

A number of expenses of the Decedent's Estate were advanced by Personal Representative, TERRY LYNN WECKERLE. Petitioner and Personal Representative, TERRY LYNN WECKERLE, is not seeking any reimbursement from the Estate.

7. The anticipated income tax return for 2021 is \$710.00.

The Estate will not be required to file tax return for 2021.

8. Personal Representative is entitled to a statutory commission for serving as Personal Representative in accordance with NRS 150.020, upon the whole amount of the estate accounted for by the Personal Representative. However, Personal Representative waives

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payment of any compensation for her services.

9. Vander Laan Law Firm LLC (hereinafter "Vander Laan Law Firm"), has served as counsel for Personal Representative and has consulted with Personal Representative on various matters. Personal Representative, TERRY LYNN WECKERLE, and Vander Laan Law Firm entered into an agreement for legal services on November 4, 2021, whereby Vander Laan Law Firm is providing legal services on a percentage basis pursuant to NRS 150.060. A copy of the Agreement is on file with the Court.

The gross value of the Estate was estimated at Eight Hundred Seventy-Three Thousand Four Hundred Fifty-Two and 53/100 Dollars (\$873,452.53). There were no gains over the appraisal value on sales. There were no losses from the appraisal value on sales. There were no receipts after the Inventory. Statutory compensation should be calculated as follows:

4% on the first \$100,000.00	\$4,000.00
3% on the next \$100,000.00	\$3,000.00
2% on the next \$600,000.00	\$12,000.00
2% on the remaining \$73,452.53	\$1,469.0506
Total Statutory Compensation (attorney's fees)	\$20,469.00 (rounded down)

The total statutory compensation (attorney's fees) equals Twenty Thousand Four Hundred Sixty-Nine and 00/100 Dollars (\$20,469.00 rounded down).

The costs advanced by Vander Laan Law Firm on behalf of the Estate to date total One Thousand Eight Hundred Eighty and 40/100 Dollars (\$1,880.40) as reflected in *Exhibit 3* attached to the Petition For a Final Settlement of Account, For Approval of Fees and Costs, and for Decree of Final Distribution on file with the Court and incorporated herein by reference. Miscellaneous mailing and copying costs are waived.

1 Furthermore, Vander Laan Law Firm anticipates that it will expend an additional cost of
2 Six Hundred Sixty-Seven and 50/100 Dollars (\$667.50) in the completion of and winding
3 up of the estate as reflected in *Exhibit 3* attached to the Petition For a Final Settlement of
4 Account, For Approval of Fees and Costs, and for Decree of Final Distribution on file with
5 the Court and incorporated herein by reference.

6 Total attorney's fees and costs advanced and anticipated equal Twenty-Three Thousand
7 Twenty-Six and 90/100 Dollars (\$23,026.90).

8
9 10. The First and Final Account is on file with the Court. Personal Representative elected to file
10 Final Account despite being the sole beneficiary. Personal Representative requested the final
11 settlement of account.

12 11. Petitioner and Personal Representative, TERRY LYNN WECKERLE, requests that the
13 balance of the estate be distributed according to the terms of the Decedent's Last Will and
14 Testament as follows:

15
16 3.3 *Specific Bequests.*

17 A. *I give my home and the real property upon which it is located at 1472*
18 *Garden Glen Court, Gardnerville, Douglas County, Nevada (Assessor's Parcel Number*
19 *1320-32-812-009), but excluding the personal property located therein, to my niece, TERRY*
LYNN LUNDERGREEN, absolutely and fee simple.

20 B. *I give my vehicle, a 2000 Buick (VIN 2G4WB55K4Y1352148) to my*
niece, TERRY LYNN LUNDERGREEN.

21 C. *I specifically provide herein that the following individuals may each*
22 *select two items of personal property from my estate in the following order and priority,*
23 *TERRY LYNN LUNDERGREEN, then MARY LOUISE NAGEL, and then FRANCES*
24 *MARGARET SPIKES, then DAVID LUNDERGREEN. After the four individuals named*
25 *immediately above have selected two items of personal property, then the following*
26 *individuals may each select one item of personal property from my estate in the following*
order and priority: JOSEPH LUNDERGREEN, JIM LUNDERGREEN, SONYA GRAHAM,
RODNEY LUNDERGREEN, and CHARLES RAY SPIKES. After the five individuals named
immediately above have selected one item of personal property each, then all nine individuals

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named above may each select items of personal property, one item at a time, from my estate, in the order and priority that their names appear in this paragraph, until each individual has selected the personal property items of their choosing, and the balance remaining of my personal property shall then become a part of the residue of my estate.

D. In the event that any individual named within paragraphs A, B, or C, immediately above, fails to survive me, then the property that specific individual would have received under the terms of any one of those same paragraphs shall lapse and become a part of the residue of my estate.

3.4 Gift of Residue.

A. I give, devise and bequeath all the rest, residue, and remainder of my estate, real, personal and mixed, of every kind and nature whatsoever, and wherever situated, to the following individuals in the following proportions, per stirpes:

- MARY LOUISE NAGEL, currently of Sparks, Nevada;
- FRANCES MARGARET SPIKES, currently of Reno, Nevada;
- CHARLES RAY SPIKES, currently of Cold Springs, Nevada;
- JAMES EDWARD LUNDERGREEN, currently of Westwood, California;
- JOSEPH LUNDERGREEN, currently of Clear Lake, California;
- RODNEY LUNDERGREEN, currently of Richfield, Idaho;
- SONYA GRAHAM, currently of Las Vegas, Nevada;
- TERRY LYNN LUNDERGREEN, currently of Gardnerville, Nevada; and
- DAVID LUNDERGREEN, currently of Gardnerville, Nevada.

THEREFORE, the facts of the Petition having been found to be true, and good cause appearing, the Court now orders the following:

IT IS HEREBY ORDERED that Petition For a Final Settlement of Account, For Approval of Fees and Costs, and for Decree of Final Distribution submitted by the Personal Representative is hereby **GRANTED**;

IT IS FURTHER ORDERED that all of the acts and transactions of the Personal Representative, as disclosed in the Petition, are hereby ratified, confirmed, and approved;

IT IS FURTHER ORDERED that the Final Account is settled;

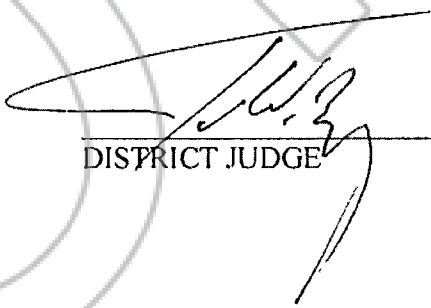
1 **IT IS FURTHER ORDERED** that the attorney's fees plus the costs advanced and
2 anticipated by Vander Laan Law Firm on behalf of the Estate in the sum of Twenty-Three
3 Thousand Twenty-Six and 90/100 Dollars (\$23,026.90) are approved as reasonable attorney's fees
4 and costs and the Personal Representative is ordered to pay said attorney's fees plus the costs
5 advanced and anticipated to Vander Laan Law Firm;

6
7 **IT IS FURTHER ORDERED** that after payment of the sums approved herein, Personal
8 Representative is authorized and directed to distribute the balance of the estate, and any after-
9 discovered assets, to according to the terms of the Decedent's Last Will and Testament;

10 **IT IS FURTHER ORDERED** that no further accounting and/or court hearings are required
11 and the Personal Representative is honorably discharged and this matter is closed without further
12 Court hearings;

13 **IT IS SO ORDERED.**

14 DATED this 18th day of July, 2022.

16
17 
18 DISTRICT JUDGE

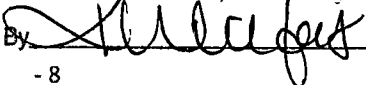
19
20 Natalia K. Vander Laan, Esq.
21 Nevada Bar Number 13420
22 Vander Laan Law Firm LLC
23 1624 10th St., Suite 3
24 Minden, NV 89423
25 Phone: 775-461-2897
26 Email: natalia@vanderlaanlaw.com
27 Attorney for Personal Representative

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 8/1/2022

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

By  Deputy

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-32-812-009
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 410,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 1599.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

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 parties agree that 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 Terry Weckerle Capacity Personal Representative

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Terry Weckerle
 Address: 1975 Sheep Camp Rd
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Same
 Address: _____
 City: _____
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____