

DOUGLAS COUNTY, NV

2022-989428

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STEWART TITLE COMPANY - NV

KAREN ELLISON, RECORDER

A.P.N. No.:	1320-31-510-004
File No.:	1800311
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
David Neal Moline	
1387 Hawkins Peak Court	
Gardnerville, NV 89410	

(for recorders use only)

**Order Approving Verified Petition for First and Final Accounting;
 Approving Payment of Attorney's Fees and Costs; For Distribution;
 Approving Personal Representative's Actions; Approving Settlement
 and Honorably Discharging Personal Representative**

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)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: _____

(State specific law)



 Alexa Koehler

9/14/22

 Escrow Agent

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

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

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AUG - 5 2019

Douglas County
District Court Clerk

FILED

2019 AUG -5 PM 1:45

BRIAN R. WILLIAMS
CLERK

A. NEWTON
DEPUTY

1 CASE NO. 18-PB-0103

2 DEPT. NO. II

3 *The undersigned affirms that this document DOES NOT contain*
4 *a Social Security Number or personal information.*

5 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

6 IN AND FOR THE COUNTY OF DOUGLAS

7 In the Matter of the Estate

8 of

9 WALTER NEAL MOLINE,

10 Deceased.

11 **ORDER APPROVING VERIFIED**
12 **PETITION FOR FIRST AND FINAL**
13 **ACCOUNTING; APPROVING PAYMENT**
14 **OF ATTORNEY'S FEES AND COSTS; FOR**
15 **DISTRIBUTION; APPROVING PERSONAL**
16 **REPRESENTATIVE'S ACTIONS;**
17 **APPROVING SETTLEMENT AND**
18 **HONORABLY DISCHARGING PERSONAL**
19 **REPRESENTATIVE**

20 **THIS MATTER** came on before the Court on the 5th day of August, 2019 on the Verified
21 Petition for First and Final Accounting; for Approval of Payment of Attorney's Fees and Costs and For
22 Distribution; for Approval of Personal Representative's Actions; and for Settlement and Honorable
23 Discharge ("Petition") filed 18 July 2019 by DAVID NEAL MOLINE, the Court appointed Personal
24 Representative ("Personal Representative" or "Petitioner") of the Estate of WALTER NEAL MOLINE,
25 Deceased ("Decedent"). Present in Court were the Personal Representative, together with his counsel,
26 MICHAEL SMILEY ROWE, ESQ.

27 Based upon the Petition and the matters heard in open Court, the Court hereby enters its
28 Findings of Fact, Conclusions of Law and Order as follows:

1. The Court finds that WALTER NEAL MOLINE died testate on 31 May 2018 at 1698
Mackland Avenue, Minden, Nevada. At the time of his death, the Decedent was a resident of Douglas
County, Nevada.

///

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P.O. Box 2080
Minden, NV 89423
Facsimile (775) 782-3685

Law Office of Michael S. Rowe
Attorney At Law

Physical Address
1638 Esmeralda Street
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1 2. The Court finds and concludes that the Decedent's heirs are his two children, David
2 Neal Moline and Dawn E. McCoy. The Personal Representative has requested that the Court ratify,
3 confirm and approve of the distribution of the Decedent's Estate into two equal shares to the Decedent's
4 two children, namely David Neal Moline and Dawn E. McCoy.

5 3. The Court finds and concludes that all persons interested in this Estate, including
6 Medicaid Estate Recovery, have been provided with proper notice of the hearing conducted on the
7 Personal Representative's Petition. A Notice of Hearing was filed 18 July 2019. The Court finds,
8 concludes and orders that Notice of Hearing and the Petition were properly served by the Personal
9 Representative.

10 4. The Court finds and concludes that the Decedent's real property was sold pursuant to
11 its Order Confirming Sale of Real Property and Payment of Costs entered 7 January 2019. The Personal
12 representative received the proceeds of such sale. There is now a balance of \$681,048.61 on deposit in
13 the Decedent's Bank of America checking account. The Personal Representative has requested
14 approval of distribution of the account's proceeds in equal shares to the Decedent's beneficiaries, his
15 two children, namely David Neal Moline and Dawn E. McCoy. It is hereby the order of the Court that
16 Petitioner's request to distribute the Decedent's estate into equal shares to David Neal Moline and
17 Dawn E. McCoy shall be ratified, confirmed and approved.

18 5. The Executor has requested authorization to execute two Executor's deeds conveying
19 1698 Mackland Avenue, Minden, Nevada to David Neal Moline, and 1696 Mackland Avenue, Minden,
20 Nevada to Dawn E. McCoy. This request is ratified, confirmed and approved and the Executor shall
21 convey the properties as the Decedent provided in his Last Will and Testament.

22 ///

23 ///

24 ///

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1 6. Pursuant to NRS 150.020, the Personal Representative is entitled to ordinary commissions
2 on the estate which he has administered. The Personal Representative set forth his intention to waive
3 any claim to his statutory compensation in his Petition filed 18 July 2019. The Personal
4 Representative's waiver of statutory compensation is ratified, confirmed and approved.

5 7. The Personal Representative has requested, pursuant to NRS 150.060, that the Court
6 ratify, confirm and approve of reasonable compensation for attorney's services to be paid out of the
7 Decedent's Estate. The Court finds that pursuant to the agreement between the Personal Representative
8 and his counsel, the Personal Representative has paid attorney's fees invoiced in the amount of
9 \$6,948.82. The Personal Representative has requested that the Court ratify, confirm and approve his
10 prior payment to his counsel and that he be authorized to pay up to an additional \$1,500.00 for
11 estimated attorney's fees which will be incurred to bring this matter to conclusion.

12 It is hereby the order of the Court that Petitioner's request to approve the prior payment of his
13 attorney's fees in the amount of \$6,948.82 shall be ratified, confirmed and approved, and it is hereby
14 the order of the Court that Petitioner may pay to Michael Smiley Rowe, Esq. an additional amount not
15 to exceed \$1,500.00.

16 8. The Court ratifies, confirms and approves of all of the Personal Representative's actions
17 taken in the administration of this Estate and all those actions which he delineated in his Petition.

18 9. It is the order of the Court that the Personal Representative is authorized to proceed to
19 execute all instruments necessary to conclude this estate. The Personal Representative is further
20 authorized to distribute the assets of this Estate as set forth in this Order, and he shall take all reasonable
21 steps to bring this Estate to a close without further hearing.

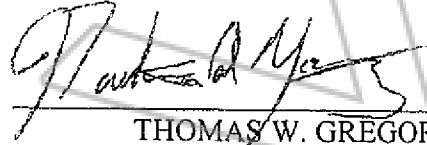
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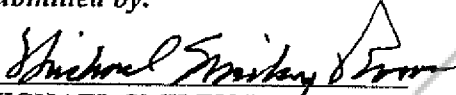
1 10. The Court finds, concludes and orders that it shall not be necessary for the Personal
2 Representative to file a motion to close this Estate, and this Estate shall be closed upon entry of this
3 Order. The Personal Representative shall be honorably discharged as soon as he has accomplished the
4 distribution of this Estate in accordance with the provisions of this Order.

5 DATED this 5th day of August, 2019.

6 

7
8 THOMAS W. GREGORY
DISTRICT COURT JUDGE

9 Submitted by:

10 

11 MICHAEL SMILEY ROWE
12 Nevada Bar Number 1374
13 1638 Esmeralda
14 Minden, Nevada 89423
15 (775) 782-8141
16 Attorney for the Petitioner

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28
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 September 7, 2022

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

By C. Walker Deputy