

APN: 1220-03-211-001

After Recording, Mail to:

John McGillivray  
1351 Scarlet Oak Dr.  
Gardnerville, NV 89410

Mail Tax Statements to:

Same as above



00160159202209898730040041

KAREN ELLISON, RECORDER

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The undersigned affirms that this document, and all exhibits which may be attached hereto, DOES contain the social security number of any person, pursuant to NRS 443.380.

**ORDER SETTLING FIRST AND FINAL ACCOUNT,  
REPORT OF CO-PERSONAL REPRESENTATIVES,  
PETITION FOR SETTLEMENT AND ATTORNEY'S  
FEES AND FOR FINAL DISTRIBUTION OF ESTATE**

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1 CASE NO. 2022-PB-00042

2 DEPT. NO. I

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SEP 13 2022

BOBBIE R. WILLIAMS  
CLERK

Douglas County  
District Court Clerk

~~K. WILFERT~~ DEPUTY

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

8 \* \* \* \* \*

9 In the Matter of the Estate of

10 ANITA LOUISE MCGILLIVRAY,  
11 also known as ANITA L.  
12 MCGILLIVRAY,

Deceased.

**ORDER SETTLING FIRST AND FINAL  
ACCOUNT, REPORT OF CO-  
PERSONAL REPRESENTATIVES,  
PETITION FOR SETTLEMENT AND  
ATTORNEY'S FEES AND FOR FINAL  
DISTRIBUTION OF ESTATE**

13 JOHN MCGILLIVRAY and BRIAN MCGILLIVRAY, as Co-Personal Representatives of  
14 the Estate of ANITA LOUISE MCGILLIVRAY also known as ANITA L. MCGILLIVRAY,  
15 Deceased, having rendered and filed on September 2, 2022, their First and Final Account and Report  
16 of Co-Personal Representatives, Petition for Settlement and Attorney's Fees and for Final  
17 Distribution of Estate, and the said report of Petitioners having come regularly to be heard this 13<sup>th</sup>  
18 day of September, 2022, and proof having been made to the satisfaction of the Court that notice of  
19 settlement of said account and hearing on the petition for fees and for final distribution has been  
20 given in the manner and for the time required by law, the Court finds:

- 21 1. That the heirs and Co-Personal Representatives have waived the Inventory,
- 22 Appraisalment and Record of Value, and the account is in all respects true and correct;
- 23 2. That due and legal notice to creditors in said Estate has been in a manner and for
- 24 the time required by law;
- 25 3. That there have been no creditor's claims filed;
- 26 4. That the whole of said Estate was the separate property interest of the Decedent;
- 27 5. That the Co-Personal Representatives have performed services in the administration
- 28 of this Estate for which they are entitled to a fee as fixed by statutes, but the Co-Personal

1 Representatives waive and renounce all claims thereto;

2 6. That Karen L. Winters, Esq., has rendered to the Co-Personal Representatives  
3 services for which a reasonable fee is \$2,902.00, which fee is agreed to by the Co-Personal  
4 Representatives;

5 7. That under the law of intestate succession of the Nevada Revised Statutes, the  
6 Estate is to be distributed one-half to John McGillivray as a son of Decedent and one-half to Brian  
7 McGillivray as the other son of Decedent, the law of intestate succession of the Nevada Revised  
8 Statutes requires the Estate to be distributed one-half to each child of the deceased.

9 8. Decedent's Estate consists of the following: Household furnishings located at 1351  
10 Scarlet Oak Drive, Gardnerville, Douglas County, Nevada; and  
11 Real property located at 1351 Scarlet Oak Drive, Gardnerville, Douglas County, Nevada, more  
12 particularly described as follows:

13 Lot 1, Block A, as set forth on Final Subdivision Map LDA 01-047, Planned Unit  
14 Development for Arbor Gardens, Phjase 2, filed for record in the Office of the  
15 County Recorder of Douglas County, State of Nevada on June 30, 2004, in Book  
0604, Page 14661, as Document No. 617515. APN 1220-03-211-001.

16 Per NRS 111.312, the above legal description appeared previously in that certain document recorded  
17 on November 23, 2004 in Book 1104 at Page 11059 as Document No.0630165.

18 IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

19 1. That the First and Final Account and Report of Co-Personal Representatives, Petition  
20 for Settlement and Attorney's Fees and for Final Distribution of Estate be and the same is hereby  
21 approved, allowed and settled, and that the facts, accounts and matters alleged and reported therein  
22 are a true, complete and correct record of the administration of the Estate.

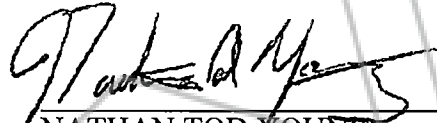
23 2. That the Co-Personal Representatives be, and they hereby are, authorized and  
24 directed to pay to Karen L. Winters, Esq., the sum of \$2,902.00 for attorney fees, together with any  
25 closing costs.

26 3. That after payment by the Co-Personal Representatives of the sum for attorney's fees,  
27 and withholding of \$500 for final tax, expenses and costs, that the above-described assets located  
28 in Nevada be set over to the Co-Personal Representatives, John McGillivray and Brian McGillivray,

1 the Decedent's children.

2 IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that upon the filing of  
3 appropriate receipts, that said Co-Personal Representatives shall be discharged of their trust and that  
4 said Estate shall be closed.

5 DATED: Sept 13, 2022

6   
7 NATHAN TOD YOUNG  
8 DISTRICT COURT JUDGE

9 Submitted by:

10 KAREN L. WINTERS, ESQ., NB# 3086  
11 P.O. Box 1987  
12 Minden, Nevada 89423  
13 (775) 782-7933  
14 Attorney for Co-Petitioners

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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 9/13/2022

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

By  Deputy