



KAREN ELLISON, RECORDER E03

APN# 05-181-25

Recording Requested by/Mail to:

Name: GORDON R. MUIR, ESQ.
Address: 679 Sierra Rose Dr., #A
P.O. Box 750
City/State/Zip: Reno, NV 89504

Mail Tax Statements to:

Gregory E. Chech, Trustee of
Name: John Chech Family Trust
Address: 3702 Freedom Court
City/State/Zip: Carson City, NV 89703

ORDER APPROVING PARTIAL DISTRIBUTION

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

1 CASE NO. 2022-PB-00043

2 DEPT. NO. II

FILED

2022 SEP 19 PM 1:42

EDDIE R. WILLIAMS
CLERK

BY ~~E.A. WILLIAMS~~ DEPUTY

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

9 In the Matter of the Estate

10 of

**ORDER APPROVING
PARTIAL DISTRIBUTION**

11 JOHN E. CHECH, also known as
12 JOHN EDWARD CHECH,

13 _____ Deceased. /

14 The petitioner GREGORY E. CHECH, as Executor of the Estate of JOHN E.
15 CHECH, also known as JOHN EDWARD CHECH, deceased, filed herein his verified
16 Petition for Partial Distribution, and the Court having considered the same and
17 having examined the evidence in this matter finds that due notice of the hearing on
18 said petition has been given as required by law; and the Court having considered
19 the verified petition, the requests contained therein, and the evidence introduced
20 in support thereof; and having been fully advised in the premises, the Court finds
21 that petitioner, individually and as Trustee of the JOHN CHECH FAMILY TRUST,
22 has agreed in writing to personally guarantee and assume and indemnify the estate
23 against any and all claims, debts, costs, administration expenses, and other
24 obligations of the estate, including legal fees and costs and other expenses that
25 might yet arise or be incurred in this estate matter; that petitioner has been a
26 resident of Washoe County or Carson City since 1993 and in business as a
27 chiropractor since 1993; that the petitioner has obtained and filed herein a waiver
28 by the Nevada Medicaid Estate Recovery; that the estate is little, if any, indebted,

1 as it has no known or likely debt; and that due to the personal guarantee,
2 assumption and indemnity by petitioner, individually and as Trustee of the JOHN
3 CHECH FAMILY TRUST, the proposed distribution may be made without injury to
4 any creditors of the estate that might exist; and that based on the foregoing no bond
5 should be required of petitioner, individually or as Trustee, the same being
6 unnecessary, particularly since there is little, if any, likelihood of any claim being
7 filed against the estate, and even if there were to be a claim filed, the foregoing
8 personal guarantee, assumption and indemnity by petitioner, individually and as
9 Trustee, is more than sufficient to ensure payment of any and all obligations of the
10 estate that might yet arise. NRS 151.010(2); NRS 151.040.

11 **IT IS THEREFORE ORDERED AND DETERMINED BY THE COURT** that the
12 Executor is hereby authorized and directed to distribute to GREGORY E. CHECH,
13 as Trustee of the JOHN CHECH FAMILY TRUST, with no bond being required, the
14 same not being necessary, all of the estate real property situate in the County of
15 Douglas, State of Nevada, commonly known as 235 S. Martin Drive, Zephyr Cove,
16 Nevada, and more particularly described as follows:

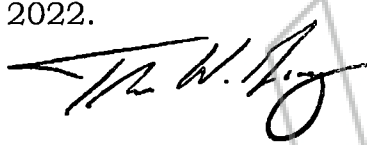
17 Lot 25, Block 3, as shown on the map of Zephyr
18 Heights Subdivision, being portions of Lot 2 of
19 Section 9 and the SW 1/4 of Section 10,
20 Township 13 North, Range 18 East, M.D.B.&M.,
Douglas County, Nevada, on July 5, 1047.

21 Assessor's Parcel No. 05-181-25

22 and pursuant to this Order Approving Final Distribution, the Court does hereby
23 transfer, convey, assign, distribute and deliver to GREGORY E. CHECH, as Trustee
24 of the JOHN CHECH FAMILY TRUST, the above-described real property
25 commonly known as 235 S. Martin Drive, Zephyr Cove, Nevada, together with
26 all and singular the tenements, hereditaments and appurtenances thereunto
27 belonging, or in anywise appertaining, and the reversion and reversions, remainder
28 and remainders, rents, issues and profits thereof, to have and to hold, all and
singular, the said premises, together with the appurtenances thereunto belonging,

1 unto the said Grantee, and to his successors and assigns.

2 **DATED** this 19th day of September, 2022.

3 

4 DISTRICT JUDGE

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6
7 **SUBMITTED BY:**

8 GORDON R. MUIR
9 Bar No. 632
10 HAWKINS, FOLSOM & MUIR
11 679 Sierra Rose Drive, Suite A
12 Reno, NV 89511

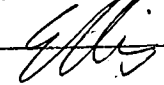
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COPIES

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 September 19, 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) 05-181-25
 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: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ EXEMPT

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: PURSUANT TO COURT ORDER.

5. Partial Interest: Percentage being transferred: 100 %

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 [Signature] Capacity Grantor - Attorney
 Signature [Signature] Capacity Grantee - Attorney

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JOHN E. CHECH ESTATE
 Address: c/o HAWKINS, FOLSOM & MUIR
 City: P.O. BOX 750, RENO
 State: NV Zip: 89504

Print Name: Gregory E. Chech, Trustee of
 Address: John Chech Family Trust
 City: 3702 Freedom Court, Carson City
 State: NV Zip: 89703

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: GORODN R. MUIR, ESQ. Escrow # _____
 Address: P.O. BOX 750
 City: RENO State: NV Zip: 89504

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)