

A.P.N. 1418-34-211-004



**Recording requested by and return to:**  
Jason C. Morris, Esq., Woodburn and Wedge  
6100 Neil Road, Suite 500  
Reno, Nevada 89511

KAREN ELLISON, RECORDER E03

**Send Tax Statements to Grantee**  
Charles Woerner, Jr., Trustee of the Francine  
H. Gilman Revocable Trust  
2001 S. Ridgewood Ave.  
S. Daytona, FL 32119

**EXECUTOR'S DEED**

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons (pursuant NRS 239B.030)

**THIS DEED** is made by and between Susan H. Hayes, Personal Representative of the Estate of Francine H. Gilman, deceased, ("Grantor"), and Charles Woerner, Jr., Trustee of the Francine H. Gilman Revocable Trust August 10, 2000, as amended and restated ("Grantee").

**WITNESSETH:**

**WHEREAS**, Grantor, as directed in the *Order Approving First and Final Report and Account of Personal Representative; Petition for Confirmation; Application for Order Authorizing Payment of Administrative Fees and Costs; and Petition for Final Distribution*, Ninth Judicial District Court of the State of Nevada in and for the County of Douglas, case number 2022-PB-00019 attached hereto as **Exhibit A**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to her in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN and SELL unto the Grantee and to his successors and assigns forever, all the right, title and interest in that certain real property situate, lying and being in the County of Douglas, State of Nevada, and more particularly described as:

Lot 59, of LAKERIDGE ESTATE NO. 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 13, 1957, in Book 1 of Maps, Page 114, as Document No. 12301.

**TO HAVE AND TO HOLD** the said premises, together with the appurtenances, unto the Grantee, their successors and assigns forever.

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IN WITNESS WHEREOF, Grantor has executed these presents on November 8, 2022.

ESTATE OF FRANCINE H. GILMAN

*Susan H. Hayes*

Susan H. Hayes, Personal Representative

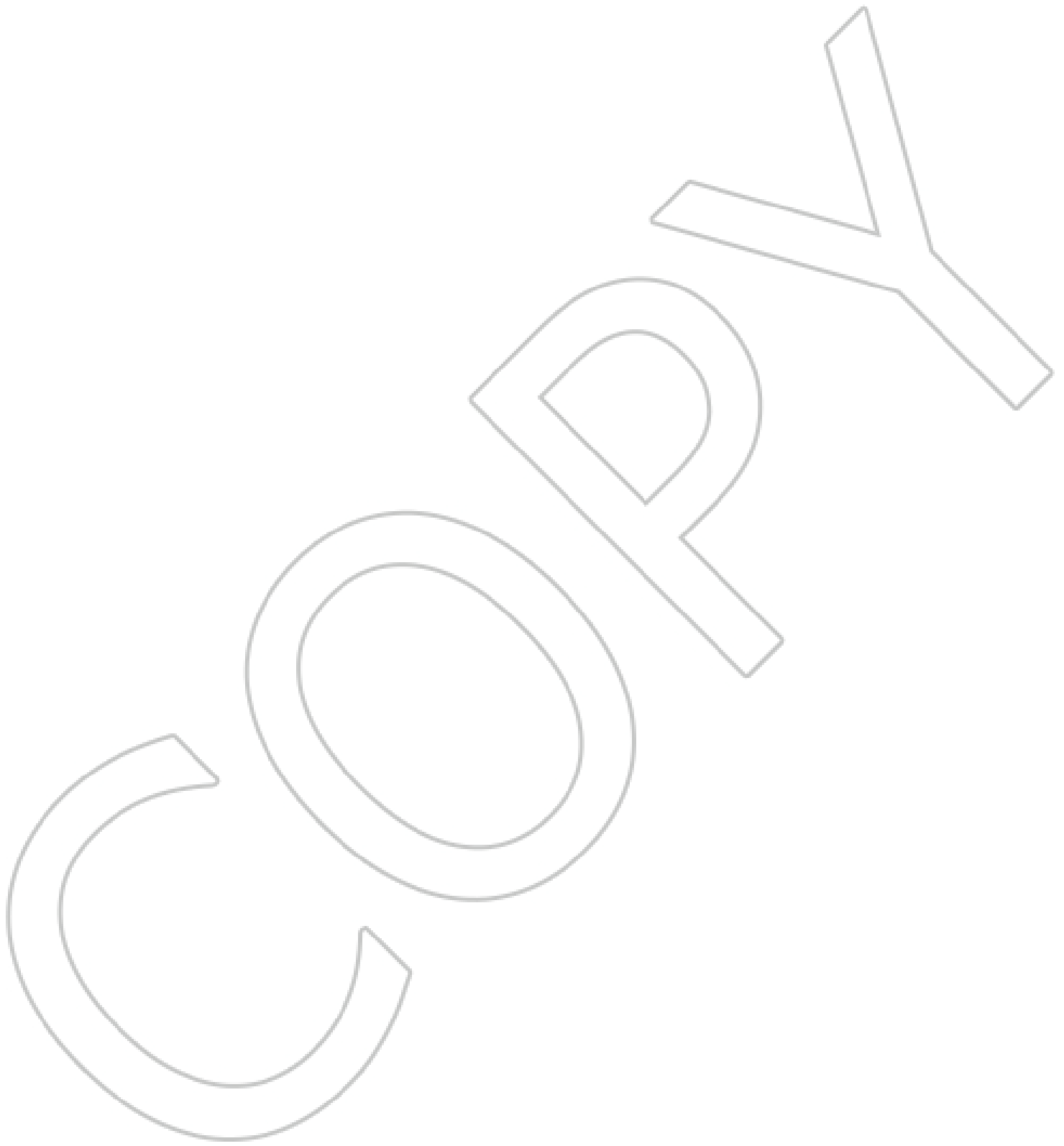
State of Nevada )  
                          ) ss.  
County of Washoe )

This instrument was acknowledged before me on November 8, 2022, by Susan H. Hayes.

*M. LaHue*  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**



RECEIVED

NO. 2022-PB-00019

FILED 10-24-22

SEP 23 2022

BOBBIE R. WILLIAMS  
CLERK OF COURT

Douglas County  
District Court Clerk

BY [Signature]  
DEPUTY

1 Case No.: 2022-PB-00019

2 Dept. No.: II

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

5 IN AND FOR THE COUNTY OF DOUGLAS

6 In the Matter of the Estate of:

7 FRANCINE H. GILMAN,

8 Deceased. /

9 ORDER APPROVING FIRST AND FINAL REPORT AND ACCOUNT OF  
10 PERSONAL REPRESENTATIVE; PETITION FOR CONFIRMATION;  
11 APPLICATION FOR ORDER AUTHORIZING PAYMENT OF ADMINISTRATIVE  
12 FEES AND COSTS; AND PETITION FOR FINAL DISTRIBUTION

12 Susan H. Hayes, having filed her First and Final Report and Account of Personal  
13 Representative; Petition for Confirmation; Application for Order Authorizing Payment of  
14 Administrative Fees and Costs; and Petition for Final Distribution, said petition having  
15 come on regularly for hearing, proof having been made to the satisfaction of the Court that  
16 notice of the time of the hearing has been duly given in the manner required by law, and  
17 good cause appearing therefor, the Court finds as follows:

18 1. Francine H. Gilman died on August 17, 2021, in Glenbrook, Douglas  
19 County, Nevada. At the time of her death, the Decedent was a resident of <sup>Douglas</sup> Washoe  
20 County and left property in <sup>Douglas</sup> Washoe County, Nevada, subject to the jurisdiction of this  
21 Court.

22 2. The Decedent left a Last Will and Testament dated June 22, 2012.  
23 Decedent executed one codicil to her Last Will and Testament dated November 27, 2018.  
24 The originals were lodged with the clerk of this court.

25 3. Susan H. Hayes was appointed Personal Representative of the Estate on  
26 March 7, 2022, to serve without bond in such capacity. Letters Testamentary were issued  
27 on March 15, 2022.

28 4. Notice to Creditors of the Decedent's estate to present their claims within

1 the time and in the manner provided for by law has been duly published in the Record  
2 Courier, such publication occurring on February 10, February 12, and February 16, 2022.

3 5. Proof of publication is on file herein. The creditors' claim period has expired,  
4 and no claims were filed.

5 The Personal Representative filed an Inventory and Record of Value on September 13,  
6 2022. The estate Inventory reflected the following assets: Stifel, Acct. No.: -7622; with  
7 1,242 Shares in Brown and Brown; Stifel, Acct. No.: -2251 including Lincoln Financial  
8 Group/Lincoln Life Insurance Company, joint and survivor annuities: John D. Gilman,  
9 policy no.: -3843 and Francine H. Gilman, policy no.: -3844, Brighthouse Light Insurance  
10 Company, joint and survivor annuities, John D. Gilman, policy no. -3723, and Francine H.  
11 Gilman, policy no. -3715, Stifel brokerage acct. no.: -3190, Stifel John Gilman IRA,  
12 Francine Gilman as beneficiary, acct. no.: -3296 and the real property located at 200 Sugar  
13 Pine Circle, Zephyr Cove, Nevada, APN 1418-34-211-004, described as:

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

16 Lot 59, of LAKERIDGE ESTATE NO. 2, according to the map thereof, filed  
17 in the office of the County Recorder of Douglas County, State of Nevada,  
18 on June 13, 1957, in Book 1 of Maps, Page 114, as Document No. 12301.

19 6. The Personal Representative provided an estate accounting.

20 7. The Personal Representative requests reimbursement of \$4,302.82 for  
21 expenses related to the estate administration.

22 8. No estate tax return was required in this matter. The Personal  
23 Representative will prepare and file Decedent's final income tax return.

24 9. The Personal Representative has rendered all services necessary as the  
25 fiduciary of the Decedent's Estate and is entitled to a commission on the value of the  
26 estate's assets at the statutory rate set forth in NRS 150.020. The Personal  
27 Representative is entitled to compensation based on the following:

28	First \$15,000	x	4%	=	\$ 600.00
	Next \$85,000	x	3%	=	\$2,550.00
	Next \$1,949,748.41	x	2%	=	\$38,994.97

1 TOTAL = \$42,144.97

2 10. At the commencement of this matter, Susan H. Hayes retained the services  
3 of services of Jason C. Morris as her attorney in this matter and agreed that Jason C.  
4 Morris, a partner at Woodburn and Wedge and the primary attorney responsible for this  
5 matter, would be paid at the statutory rate set forth in N.R.S. § 150.060 and that  
6 Woodburn and Wedge would be reimbursed for all costs incurred in this matter. Pursuant  
7 to the statutory fee schedule, Woodburn and Wedge is entitled to compensation based  
8 on the following:

9	First \$100,000	x	4%	=	\$ 4,000.00
10	Next \$100,000	x	3%	=	\$ 3,000.00
11	Next \$1,849,748.41	x	2%	=	\$36,994.97
12	TOTAL			=	\$43,994.97

13 On file herein is an itemized accounting of the actual costs incurred through September  
14 1, 2022, by Woodburn and Wedge on behalf of the Personal Representative, totaling  
15 \$2,618.13. The Personal Representative requests that the Court approve the fee  
16 arrangement between the Personal Representative and Woodburn and Wedge.  
17 Woodburn and Wedge requests reimbursement for closing costs including the publication  
18 cost for publishing the Notice of Hearing on this First and Final Report (approximately  
19 \$575) recording fees for the executor's deed (\$40 in Douglas County), photocopies and  
20 postage (\$15) for total closing costs of \$630. Woodburn and Wedge requests  
21 reimbursement of administration costs totaling \$3,248.30.

22 11. This estate is in a condition to be closed and distribute the estate assets.  
23 Pursuant to the Decedent's Last Will and Testament, all the remaining in the Decedent's  
24 estate after payment of taxes, administrative costs and fees should be distributed to H.  
25 Charles Woerner, Jr., trustee of the Francine H. Gilman Revocable Trust, dated August  
26 10, 2000, as amended and restated on June 22, 2012.

27 **WHEREFORE**, Petitioner requests as follows:  
28

1           1.     Approving and confirming the Personal Representative's First and Final  
2 Report and Account as filed;

3           2.     Approving and confirming each and every act of the Personal  
4 Representative taken during the course of administration;

5           3.     Approving and authorizing repayment to the Personal Representative of her  
6 expenses totaling \$4,302.82;

7           4.     Approving and authorizing commission to the Personal Representative  
8 totaling \$42,144.97;

9           5.     Approving the fee arrangement between the Personal Representative and  
10 Woodburn and Wedge, finding that the fees and costs requested are reasonable, and  
11 authorizing and directing the Personal Representative to pay to Woodburn and Wedge  
12 attorneys' fees incurred in this proceeding in the amount of \$43,994.97, and to reimburse  
13 Woodburn and Wedge for costs incurred through September 1, 2022 in the sum of  
14 \$2,618.13 plus an additional \$630 for the costs incurred in closing and distributing the  
15 Estate;

16          6.     Authorizing and directing the Personal Representative to distribute the  
17 Stifel, Acct. No.: -7622; with 1,242 Shares in Brown and Brown, Stifel, Acct. No.: -2251  
18 including Lincoln Financial Group/Lincoln Life Insurance Company, joint and survivor  
19 annuities: John D. Gilman, policy no.: -3843 and Francine H. Gilman, policy no.: -3844,  
20 Brighthouse Light Insurance Company, joint and survivor annuities, John D. Gilman,  
21 policy no. -3723, and Francine H. Gilman, policy no. -3715, Stifel brokerage acct. no.: -  
22 3190, Stifel John Gilman IRA, Francine Gilman as beneficiary, acct. no.: -3296 and the  
23 real property located at 200 Sugar Pine Circle, Zephyr Cove, Nevada, 1418-34-211-004,  
24 described as:

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28 in the office of the County Recorder of Douglas County, State of Nevada,  
on June 13, 1957, in Book 1 of Maps, Page 114, as Document No. 12301.

1 along with any remaining assets and any other property of the Estate not now known or  
2 discovered that may belong to the Estate or in which the Estate may have any interest,  
3 after payment of monies due and owing to the Department of Health and Human Services,  
4 Medicaid Estate Recovery Unit, and payment of the costs of administration, to Charles  
5 Woerner, Jr., trustee of the Francine H. Gilman Revocable Trust, dated August 10, 2000,  
6 as amended and restated.

7 DATED this 24<sup>th</sup> day of October, 2022.

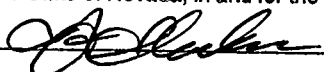
8 **IT IS SO ORDERED.**

9  
10   
11 \_\_\_\_\_  
12 DISTRICT JUDGE

13 Submitted by:  
14 Jason C. Morris, Esq.  
15 Nevada State Bar No. 10689  
16 WOODBURN AND WEDGE  
17 6100 Neil Road, Suite 500  
18 Reno, Nevada 89511  
19 Attorneys for Petitioner Susan H. Hayes  
20  
21  
22  
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**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 October 31, 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) 1418-34-211-004  
 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: <i>to pay by Michele to change to #3 exemption &amp; add per court order.</i>	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ 0.00  
 Transfer Tax Value: \$ \_\_\_\_\_ 0.00  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_ 0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 103  
 b. Explain Reason for Exemption: Conveyance related to death of grantor pursuant to NRS 111.665 to 111.699. - per 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 Susan H. Hayes Capacity Personal Representative

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Susan H. Hayes, Personal Representative of  
 Print Name: the Estate of Francine H. Gilman  
 Address: 22714 20th Drive, S.E.# G304  
 City: Bothell  
 State: WA Zip: 98021

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Charles Woerner, Jr., trustee of the Francine H.  
 Print Name: Gilman Revocable Trust  
 Address: 2001 S. Ridgewood Ave.  
 City: S. Daytona  
 State: FL Zip: 32119

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Woodburn & Wedge; Jason C. Morris, Esq. Escrow # n/a  
 Address: PO Box 2311  
 City: Reno State: NV Zip: 89505

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