

APN # 1220-03-211-004



KAREN ELLISON, RECORDER

Recording Requested by/Mail to:

Name: Michael G. Millward, Esq., Millward Law

Address: 1591 Mono Ave.

City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: Stacey Detrick and Clay Heil

Address: 1420 Red Cedar Ave.

City/State/Zip: Gardnerville, NV 89410

Order Upon Petition for Approval of Final Accounting, Approval of Fees and Costs, Appointment of Trustees, and Transfer of Estate Property to Trust

Title of Document

----- (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

Michael G. Millward, Esq.
Printed Name

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

1 Case No. 2021-PB-00175

2 Dept. II

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Douglas County
District Court Clerk

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DOBBIE R. WILLIAMS
CLERK

E/A WILLIAMS DEPUTY

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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 Guardianship of the)
10 Person and Estate of:)

11 PAMELA JEAN McDONALD, born)
12 May 11, 1948,)

13 Adult Protected Person.)

**ORDER UPON PETITION FOR
APPROVAL OF FINAL ACCOUNTING,
APPROVAL OF FEES AND COSTS,
APPOINTMENT OF TRUSTEES, AND
TRANSFER OF ESTATE PROPERTY
TO TRUST**

14 THIS MATTER came before the Court upon Co-Guardians, STACEY DETRICK and CLAY
15 HEIL's, *Petition for Approval of Final Accounting, Approval of Fees and Costs, Appointment of*
16 *Trustees, and Transfer of Estate Property to Trust*, filed with the Court on November 7, 2022.

17 THE COURT having reviewed the Petition and considered the statements of all
18 interested persons appearing before the Court at the time set for the hearing, hereby makes
19 the following FINDINGS OF FACTS:

- 20 1. That PAMELA JEAN McDONALD died on September 28, 2022;
- 21 2. That prior to Decedent's death, she resided at "The Pines Memory Care",
22 located at 500 W. Ranch View Drive, Rocklin, California 95765;
- 23 3. That a *Notice of Death of Protected Person* was filed with the Court on
24 September 29, 2022;
- 25 4. That on January 13, 2022, the Court entered its *Order Granting Guardianship;*
26 *Setting Annual Review Hearing for January 9, 2023 at 1:30 p.m.; Assuming Jurisdiction of*
27 *Trust; and Suspending Trustee;*

1 5. That Co-Guardians filed their Inventory and Record of Value with the Court on
2 July 6, 2022, therein reporting that the value of the Guardianship Estate, less
3 encumbrances, was \$399,636.97;

4 6. That on November 7, 2022, the Co-Guardians filed their *Petition for Approval of*
5 *Final Accounting, Approval of Fees and Costs, Appointment of Trustees, and Transfer of*
6 *Estate Property to Trust* (hereinafter "Accounting") therein reporting the income and
7 expenditures of the Guardianship Estate;

8 7. That the income and expenditures thereof reported in the Co-Guardians
9 Account is appropriate and the accounting of the same should be confirmed and approved in
10 all respects;

11 8. That costs advanced and attorney's fees for services performed, which together
12 total the sum of \$9,380.30, are reasonable and appropriate;

13 9. That it is appropriate that Millward Law, Ltd be compensated for services
14 provided and that it be reimbursed for all costs advanced in this matter;

15 10. That PAMELA JEAN McDONALD executed the *Pamela McDonald Trust* on
16 November 17, 2021, and thereafter executed the *First Amendment and Restatement of the*
17 *Pamela McDonald Trust* on November 29, 2021;

18 11. That the Court assumed jurisdiction of the Pamela McDonald Trust on January
19 13, 2022, and also suspended the then acting Trustee Maxine Rodowicz from taking any
20 further action to administer property as Trustee of the Trust;

21 12. That pursuant to NRS 163.115, it is appropriate under the circumstances that
22 Maxine Rodowicz be permanently removed as Trustee of the *Pamela McDonald Trust*;

23 13. That it is in the Co-Guardians best interests, as beneficiaries of the Pamela
24 McDonald Trust that Maxine Rodowicz be permanently removed as Trustee;

25 14. That Co-Guardians are qualified and appropriate persons to be appointed as
26 Co-Trustees of the Pamela McDonald Trust in place of Maxine Rodowicz;

27 15. That it is appropriate that Co-Guardians be appointed as Co-Trustees of the
28 Pamela McDonald Trust to administer the remaining property of the guardianship estate;

1 16. That PAMELA JEAN McDONALD executed the *Last Will and Testament of Pamela*
2 *McDonald* on November 17, 2021;

3 17. That PAMELA JEAN McDONALD died with her Estate holding an interest in real
4 property located in Douglas County that her Will provides should be transferred to the
5 Trustee of the *Pamela McDonald Trust*, to be administered according to its terms;

6 18. That no money remains owed for funeral expenses or expenses of last illness to
7 the Department of Health and Human Services for Medicaid benefits or other creditors,
8 except for reimbursement to Petitioner for expenses paid for personally;

9 19. That more than thirty (30) days has passed from the date of Pamela
10 McDonald's death to the filing of this Petition;

11 20. That notice of the *Petition for Approval of Final Accounting, Approval of Fees*
12 *and Costs, Appointment of Trustees, and Transfer of Estate Property to Trust* has been given
13 to all heirs and devisees of the decedent known to Petitioner, and the Director of the
14 Department of Health and Human Services as required by law;

15 21. That it is appropriate that costs advanced and attorney's fees be paid by the
16 Co-Trustees of the Pamela McDonald Trust following the sale of Pamela McDonald's real
17 property;

18 22. That it is appropriate and necessary that Co-Guardians be authorized and
19 directed to pay attorney's fees in an amount not to exceed \$1,500.00 for necessary services
20 to close the Guardianship Estate;

21 23. That pursuant to NRS 163.115, it is appropriate that STACEY DETRICK and
22 CLAY HEIL be named Co-Trustees of the *Pamela McDonald Trust*; and

23 24. That pursuant to NRS 146.070 and the *Last Will and Testament of Pamela*
24 *McDonald*, it is appropriate that the Decedent's Guardianship Estate be set-aside to STACEY
25 DETRICK and CLAY HEIL, as Co-Trustees of the *Pamela McDonald Trust*.

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1 GOOD CAUSE APPEARING, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED:

2 1. That the *Petition for Approval of Final Accounting, Approval of Fees and Costs,*
3 *Appointment of Trustees, and Transfer of Estate Property to Trust* is granted and approved in
4 all respects;

5 2. That Maxine Rodowicz is permanently removed as Trustee of the *Pamela*
6 *McDonald Trust*;

7 3. That STACEY DETRICK and CLAY HEIL are appointed as Co-Trustees of the
8 *Pamela McDonald Trust*;

9 4. That attorney's fees in the amount of \$8,882.50 and costs in the amount of
10 \$497.80 are approved;

11 5. That Co-Guardians are authorized and directed to pay said attorney's fees and
12 costs from the proceeds of the sale of Pamela McDonald's home by the Co-Trustees of the
13 Pamela McDonald Trust;

14 6. That Co-Guardians are authorized and directed to pay attorney's fees in an
15 amount not to exceed \$1,500.00 for necessary services to close the Guardianship Estate;

16 7. That STACEY DETRICK and CLAY HEIL shall have authority to execute an
17 Administrator's Deed concerning that certain real property located at 1420 Red Cedar
18 Avenue, Gardnerville, Nevada 89410, APN 1220-03-211-004, more precisely described as
19 follows:

20 Lot 4, Block B, as set forth on Final Subdivision Map LDA 01-047,
21 Planned Unit Development for ARBOR GARDENS, PHASE 2, filed for
22 record in the Office of the County Recorder of Douglas County,
23 State of Nevada, on June 30, 2004, in Book 0604, Page 14661, as
24 Document No. 617515, and by Certificate of Amendment recorded
25 July 22, 2004, Book 0704, Page 9327, as Document No. 619458.

26 and transfer title to said described real property to STACEY DETRICK and CLAY HEIL, as Co-
27 Trustees of the *Pamela McDonald Trust*;

28 8. That all remaining assets of Decedent's Guardianship Estate be set-aside to
STACEY DETRICK and CLAY HEIL, as Co-Trustees of the *Pamela McDonald Trust*, in
accordance to the provisions of *Last Will and Testament of Pamela McDonald*;

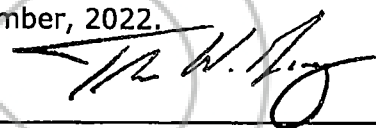
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9. That all after-discovered assets of PAMELA JEAN McDONALD be set-aside to STACEY DETRICK and CLAY HEIL, as Co-Trustees of the *Pamela McDonald Trust*, in accordance to the provisions of *Last Will and Testament of Pamela McDonald*;

10. That the Co-Guardians shall maintain all records and documents of the guardianship for a period of not less than seven (7) years after termination of the guardianship pursuant to NRS 159.199; and

11. That the Guardianship shall remain active and an ongoing matter with this Court until further Order of the Court is entered following the Court's receipt of a report from the State Guardianship Compliance Office including its findings.

It is so ordered this 28th day of November, 2022.



DISTRICT JUDGE

Respectfully submitted on November 21st, 2022, by:



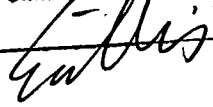
Michael G. Millward, Esq.
NSB#11212
Millward Law, Ltd.
1591 Mono Ave.
Minden, NV 89423
(775)600-2776
michael@millwardlaw.com

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 11-28-22

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

By  Deputy