

APN# 1318-23-814-006

Recording Requested by/Mail to:
Name: HERITAGE LAW
Address: 1625 HWY 88, STE 304
City/State/Zip: MINDEN, NV 89423



SHAWNYNE GARREN, RECORDER

Mail Tax Statements to:
Name: MATTHEW COSTANZO
Address: 870 CASSIDY COURT
City/State/Zip: CARSON CITY, NV 89701

CERTIFIED COPY OF ORDER FOR ISSUANCE OF LETTERS OF ADMINISTRATION WITH FULL AUTHORITY TO ADMINISTER THE ESTATE PURSUANT TO THE INDEPENDENT ADMINISTRATION OF ESTATES ACT; AND FOR FULL ADMINISTRATION OF ESTATE

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

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Douglas County
Clerk of District Court

2023 MAR 22 AM 9:27

F. SHOEMAKER
CLERK

Danielle L. Christenson, Esq., NSB 4295
HERITAGE LAW
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Attorney for Petitioner Matthew T. Costanzo

This document DOES NOT contain
personal information, pursuant to NRS 603A.040.

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

In the Matter of the Estate of:

CASE NO.: 2023-PB-000²¹22

SHEILA ANN DARBY COSTANZO
Date of Death: November 4, 2021

DEPT. NO.: II

Deceased. /

**ORDER FOR ISSUANCE OF LETTERS OF ADMINISTRATION WITH FULL
AUTHORITY TO ADMINISTER THE ESTATE PURSUANT TO THE INDEPENDENT
ADMINISTRATION OF ESTATES ACT; AND FOR FULL ADMINISTRATION OF
ESTATE**

Petitioner MATTHEW T. COSTANZO's *Petition for Issuance of Letters of Administration with Full Authority to Administer the Estate Pursuant to the Independent Administration of Estates Act; and for Full Administration of Estate* (hereinafter: "Petition") came on regularly for hearing on Monday, March 20, 2023, at 1:30 PM. In attendance was DANIELLE L. CHRISTENSON, ESQ., of **HERITAGE LAW**, counsel for Petitioner. Petitioner was not present at the hearing. No one appeared to contest the *Petition*.

Upon proof duly made to the satisfaction of the Court, the Court now finds as follows:

1. All notices for hearing have been given in a manner and for a period prescribed by law.

ORDER FOR ISSUANCE OF LETTERS OF ADMINISTRATION WITH FULL
AUTHORITY TO ADMINISTER THE ESTATE PURSUANT TO THE
INDEPENDENT ADMINISTRATION OF ESTATES ACT; AND FOR FULL
ADMINISTRATION OF THE ESTATE

HERITAGE LAW
1625 HIGHWAY 88, SUITE 304, MINDEN, NV 89423
TELEPHONE | 775-782-0040

1 2. SHEILA ANN DARBY COSTANZO (hereinafter: "Decedent") died on November
2 4, 2021, in Douglas County, State of Nevada, and was a resident of Douglas County, State of
3 Nevada, at the time of her death.

4 3. The Decedent left an estate in the State of Nevada consisting of **personal**
5 **property only:** primarily, sole ownership interest in JAMES H. DARBY, INC., a Nevada
6 Domestic Corporation.

7 4. Decedent died without leaving a Last Will and Testament; thus, she died intestate.

8 5. Petitioner MATTHEW T. COSTANZO is the adult son of the Decedent and a
9 resident of Carson City and County, State of Nevada. MATTHEW T. COSTANZO has never
10 been convicted of a felony, is over the age of majority, and is otherwise qualified, competent and
11 capable of acting as personal representative/administrator hereof. MATTHEW T. COSTANZO
12 has consented to serve as Personal Representative/Administrator of the Decedent's Estate.

13 6. The names, relationships, and residences of the Decedent's heirs and devisees
14 are as follows:

<u>Name</u>	<u>Relationship</u>	<u>Residence</u>
JAMES T. COSTANZO	Adult Son	25 Ellerton Street Revere, MA 02152
MATTHEW T. COSTANZO	Adult Son	870 Cassidy Court Carson City, NV 89701

19 7. Petitioner MATTHEW T. COSTANZO is informed and believes that the estimated
20 gross value of Decedent's Estate subject to probate administration in the State of Nevada is more
21 than THREE HUNDRED THOUSAND DOLLARS (\$300,000.00).

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23 ...
24 ...

1 8. The character of the property of the probatable Estate of Decedent is personal
2 property only. Petitioner MATTHEW T. COSTANZO shall cause an *Inventory, Appraisalment,*
3 *and Record of Value* to be filed as required by statute.

4 9. Petitioner MATTHEW T. COSTANZO shall cause a Notice to Creditors to be
5 issued and published and mailed as required by NRS 147.010, and in the manner provided in
6 NRS 155.020.

7 10. Letters of Administration with Full Authority to Administer the Estate Pursuant to
8 the Independent Administration of Estates Act, NRS 143.300 through 143.815, inclusive, shall
9 be issued in the name of Petitioner MATTHEW T. COSTANZO.

10 11. The requirement of a bond is waived because Petitioner MATTHEW T.
11 COSTANZO is an adult son of the Decedent.

12 12. Since the gross value of the Decedent's Estate known to Petitioner MATTHEW T.
13 COSTANZO which is subject to probate administration exceeds THREE HUNDRED THOUSAND
14 AND NO/100 DOLLARS (\$200,000.00), the Estate is subject to Full Administration.

15 The facts of the *Petition* having been found to be true, and good cause appearing, the
16 Court now grants the *Petition* as follows:

17 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED THAT:**

18 A. The Court hereby appoints MATTHEW T. COSTANZO as Personal
19 Representative/Administrator of the Decedent's Estate, to serve without bond;

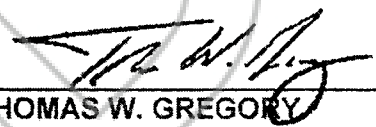
20 B. That *Letters of Administration with Full Authority to Administer the Estate pursuant*
21 *to the Independent Administration of Estates Act, NRS 143.300 through 143.815, inclusive,* be
22 issued to MATTHEW T. COSTANZO upon taking the oath required by law;

23 C. That the Estate is subject to Full Administration;

1 D. That Personal Representative/Administrator MATTHEW T. COSTANZO is
2 authorized to make one or more prospective requests for the re-issuance of *Letters of*
3 *Administration with Full Authority to Administer the Estate pursuant to the Independent*
4 *Administration of Estates Act, NRS 143.300 through 143.185, inclusive, by the Clerk of the Court,*
5 which request(s) shall not exceed once every six (6) months, unless and until the future
6 discharge of MATTHEW T. COSTANZO as Personal Representative/Administrator of the Estate.
7 and ultimate vacating of *Letters of Administration* herein by and through the closure of this matter.

8 **IT IS SO ORDERED.**

9 DATED: March 22, 2023.

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12 **HON. THOMAS W. GREGORY**
13 **DISTRICT JUDGE**

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18 Submitted by
19 **HERITAGE LAW**

20 By: /s/ Danielle L. Christenson, Esq.
21 DANIELLE L. CHRISTENSON, ESQ.
22 SBN 4295
23 Attorney for Petitioner MATTHEW T. COSTANZO

COPY

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 3-30-23

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

By [Signature] Deputy