

APN: 1318-09-810-068

RECORDING REQUESTED BY:

Maupin, Cox & LeGoy
4785 Caughlin Parkway
Reno, NV 89519

MAIL TAX STATEMENTS TO:

Mary H. Glover
PO Box 19848
Reno, NV 89511

_____/

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

ADMINISTRATOR'S DEED

Mary H. Glover, as the Administrator of the Estate of Charles L. Haines, deceased, ("Grantor"), pursuant to the Order Approving Agreement of Heirs; Approving First and Final Account, Approving Costs Advanced; Approving Sale of Real Property and for Final Distribution of Estate, that was entered on July 24, 2023, in the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas, (Case No. 2021-PB-00044), a copy of which is attached hereto as Exhibit "A," hereby confirms the distribution of and grants, transfers, and conveys to Mary H. Glover, ("Grantee"), Decedent's one-half (1/2) interest in the real property, situated in the County of Douglas, State of Nevada, more particularly described as follows:

Lot 21 in Block D, as shown on the AMENDED MAP OF SUBDIVISION NO. 2, ZEPHYR COVE PROPERTIES, INC. in SECTIONS 9 AND 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M. filed in the office of the County Recorder of Douglas County, Nevada on August 5, 1929.

Assessor's Parcel No. 1318-09-810-068.

Address: 632 Freel Drive, Zephyr Cove, NV 89451.

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The Grantor does hereby convey, release and quitclaim all of the Grantor's right, title, and interest in and to the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever, so that neither the Grantor nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

DATED: August 9, 2023

Grantor:
By Mary H. Glover
Mary H. Glover, as Administrator of the
Estate of Estate of Charles L. Haines

STATE OF NEVADA)
)
COUNTY OF WASHOE)

This **Administrators Deed** was acknowledged before me on August 9, 2023 by Mary H. Glover, in her capacity as an Administrator of the Estate of Estate of Charles L. Haines, deceased.

Melissa Davis
Notary Public

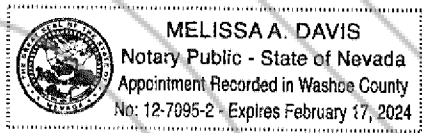


EXHIBIT "A"

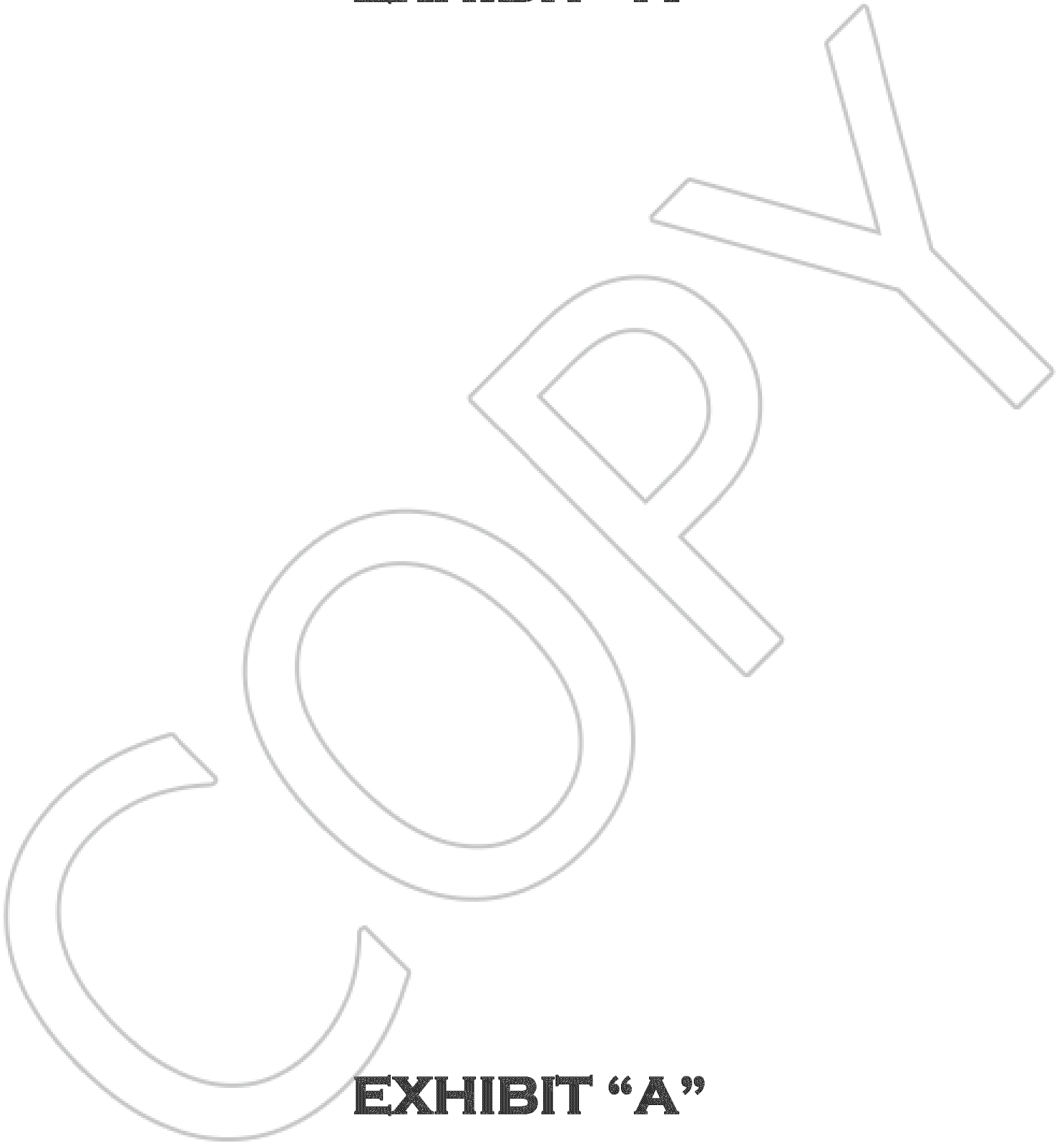


EXHIBIT "A"

RECEIVED

JUL 24 2023

Douglas County
District Court Clerk

FILED

2023 JUL 25 PM 3:37

BOUDIE R. WILLIAMS
CLERK

BY C. WALKER
DEPUTY

1 Case No. 2021-PB-00044

2 Dept. I

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IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

6

IN AND FOR THE COUNTY OF DOUGLAS

7

8 In the Matter of the Estate of

9 CHARLES L. HAINES,

10

Deceased.

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**ORDER APPROVING AGREEMENT OF HEIRS; APPROVING FIRST AND FINAL
ACCOUNT; APPROVING COSTS ADVANCED; APPROVING SALE OF REAL
PROPERTY AND FOR FINAL DISTRIBUTION OF ESTATE**

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The verified Petition of Mary H. Glover, the Administrator of the above entitled estate (the "Petitioner" or "Personal Representative"), for Approval of Agreement of Heirs and Administrator, Payment of Costs, and for Final Distribution of Estate was presented to the Court this day. No one appeared to contest the Petition and no objections have been filed. Based upon the Petition, and upon proof duly made to the satisfaction of the Court, the Court now finds the following:

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1. Notice. Notice of hearing has been given as required by law. An Affidavit of Mailing of the Notice of Hearing has been filed with the Clerk of the Court.

2. Jurisdiction. Charles L. Haines (the "Decedent") died on December 3, 2020, in Reno, Washoe County, Nevada. The Decedent, at the time of his death, was a resident of Sacramento, California, but left an estate in the State of Nevada subject to probate administration.

Venue was appropriate in Douglas County.

1 3. Intestate Estate. The Decedent died without a Will and the Petitioner, who is the
2 Decedent's sister, was appointed as the Administrator of the Estate, without bond.

3 4. Full and Independent Administration. The Order of May 5, 2021, provided for
4 the estate to be administered as a full administration and Petitioner was granted full authority to
5 administer the estate under the Independent Administration of Estates Act.

6 5. Notice to Creditors. Notice to Creditors has been published for the period and in
7 the manner prescribed by law, the first publication having been made on May 27, 2021. On June
8 15, 2021, a Proof of Publication showing due publication in the manner and form required by
9 law was filed with the Clerk of the Court. On May 25, 2021, a copy of the Notice to Creditors
10 was mailed to all known creditors and the Nevada Department of Health and Human Services
11 (Medicaid Estate Recovery). An Affidavit of Mailing of the Notice to Creditors was filed with
12 the Court on May 25, 2021. More than ninety (90) days have lapsed (or will have lapsed by the
13 time of hearing of this Petition) since the first publication of the Notice to Creditors, and the time
14 for filing and presenting claims has expired. No claims have been filed.

15 6. Estate Taxes. Federal and state estate tax returns were not required to be filed for
16 the Decedent's estate.

17 7. Income Taxes. All federal income tax returns due on behalf of the Decedent and
18 the Decedent's Estate have been timely filed and or have been extended as permitted by
19 applicable law. The Petitioner does not anticipate any federal income taxes will be due from the
20 assets held in the Decedent's Nevada Estate. The Petitioner is also administering the Decedent's
21 domiciliary estate in the State of California, which will likely require the Petitioner to file a
22 federal and state of California income tax return for the Decedent's California Estate. The
23 Petitioner has not yet been released from personal liability for federal and California state income
24 taxes that may be due from the Decedent, the Decedent's Nevada Ancillary Estate, and the
25 Decedent's California domiciliary Estate. However, because the Petitioner is in the position as
26 administering both the Nevada and California estates of the Decedent, the Petitioner is in a

1 position to oversee and assure the proper filing of the necessary income tax returns at issue due
2 hereafter. The California Estate of the Decedent has sufficient liquidity to address payment of
3 income taxes (if any) and the Petitioner is not anticipating that any assets from the Decedent's
4 Nevada Estate will be needed to address any such income taxes. The Decedent's Nevada Estate
5 should be distributed subject to any additional income tax liabilities that might otherwise be
6 determined to be due hereafter from the Decedent or the Decedent's Estate.

7 8. Inventory, Appraisal and Record of Value. Petitioner filed an Inventory,
8 Appraisal and Record of Value with the Court which reflects the only asset of the estate as a
9 fifty percent (50%) interest in real property, a single-family residence located at 632 Freel Drive,
10 Zephyr Cove, Nevada 89448, Douglas County APN 1318-09-810-068 (the "Real Property"),
11 with a value of \$550,000.00.

12 9. First and Final Accounting. The Petitioner filed the First and Final Accounting
13 with the Court which reflects that there are no liquid assets in the estate and the only asset of the
14 estate is real property and there is no need for a further accounting.

15 10. Duties of Administrator. The Petitioner has performed all duties required of her
16 as the Administrator of the Decedent's estate from the time of appointment through the current
17 time. All debts of the Decedent and the estate and all administration expenses and charges
18 (excepting those detailed herein) have been paid.

19 11. Intestate Administration. The Decedent died intestate, having never been married
20 and having no children or any lineal descendants, living or deceased. Pursuant to NRS 134.060,
21 the Decedent's Estate is to be distributed outright and free of trust, in three equal shares as
22 follows:

23 a. One-third (1/3) of the Decedent's Estate is to be distributed to Mary H.
24 Glover, the remaining living sibling of the Decedent;

25 b. One-third (1/3) of the Decedent's Estate is to be distributed to Wilbur H.
26 Haines, III and to Kaitlin Haines, as Personal Representative of John K. Haines, Deceased, who

1 are the descendants of Wilbur H. Haines, Jr., who is a deceased sibling of the Decedent, to be
2 shared equally among them; and,

3 c. One-third (1/3) of the Decedent's Estate is to be distributed to J. Marshall
4 Haines, Kevin T. Haines, Kathleen H. DeBlander, Tracy Haines Wagner, and Timothy J. H.
5 Haines, who are the descendants of John P. Haines, Deceased, a deceased sibling of the
6 Decedent, to be shared equally among them.

7 12. Approval of Agreement of Heirs. The Petitioner requested approval of an
8 Agreement of Heirs pursuant to NRS 151.005. The Heirs unanimously agreed to the terms of
9 sale of the Decedent's real property and distribution of the Decedent's Nevada Estate and to wind
10 up the administration of the Decedent's Nevada Estate in accordance with the Agreement. The
11 terms of the Agreement, in summary, provide as follows:

12 a. Part Distribution/Part Sale of Estate's Interest in Real Property to Mary H.
13 Glover. Mary H. Glover shall be entitled to receive the Estate's interest in the Real Property,
14 which consists of a one-half (1/2) interest therein. Such part distribution/part sale to Mary H.
15 Glover shall be in complete satisfaction of her one-third (1/3) interest in the Decedent's Nevada
16 Estate, and subject to the terms of purchase set forth hereafter as to the portion to be purchased.

17 b. Purchase Price. The purchase price for the partial purchase is Three
18 Hundred Sixty Six Thousand, Six Hundred Sixty Six and 67/100 Dollars (\$366,666.67), which
19 was established based on the undiscounted value of a two-thirds of one-half interest of the Real
20 Property, valued by an appraisal reviewed and accepted by all Heirs, which purchase price is to
21 be paid to the Decedent's Estate as set forth below.

22 c. "As-Is" Sale and Distribution. The distribution and sale of the Real
23 Property to Mary H. Glover shall be "as-is", waiving all inspections, and the Decedent's Estate
24 will have no requirement to provide any repairs, maintenance or improvements prior to
25 distribution and sale.

26 ///

1 d. Waiver of Commissions. The Petitioner agreed to waive all statutory
2 commissions that she would otherwise be entitled to receive for serving as the Personal
3 Representative of the Decedent's Nevada Estate.

4 e. Waiver of Reimbursement of Real Property Expenses. Mary H. Glover
5 has advanced all Real Property related expenses during the administration of the Decedent's
6 Estate, for property taxes, homeowner's association fees, maintenance and repair costs, and
7 expenses of the Real Property and would be entitled to reimbursement of such expenses advanced
8 by her from the Decedent's Estate. Mary H. Glover has agreed to waive reimbursement.

9 f. Satisfaction of Legal Fees. Mary H. Glover has further agreed to pay any
10 legal fees incurred in administering the Decedent's Nevada Estate and in completing the
11 distribution and transfer of the Real Property.

12 g. Satisfaction of 1/3rd of Law Firm's Costs Advanced. Mary H. Glover
13 agreed to contribute her one-third share of any costs advanced incurred by the law firm at time
14 of final distribution of approximately \$2,527.50 (1/3rd share estimated to be approximately
15 \$843.00) attributable to the appraisal fee, publication fees, and court filing fees.

16 h. Satisfaction of Remaining 2/3rd of Law Firm's Costs Advanced. The Heirs
17 (excepting Mary H. Glover) agreed to satisfy their remaining two-thirds share of costs advanced
18 by the law firm (2/3rd share estimated to be approximately \$1,685.00), from their respective share
19 of the Decedent's Estate pursuant to the Agreement.

20 i. Satisfaction of Taxes. All Heirs further agreed that they are each
21 responsible, pro rata, for any outstanding liability for federal income tax obligations of the
22 Decedent or his estate that may be applicable to the property received by each of them. No such
23 tax is anticipated to be due from the Decedent's Nevada Estate.

24 13. Waiver of Administrator's Compensation. The Petitioner has waived her right to
25 compensation.

26 14. Waiver of Attorneys' Fees. The law firm of Maupin, Cox & LeGoy, the attorneys

1 and Petitioner have agreed that the legal fees will be paid outside of the probate administration.
2 Accordingly, the law firm waived its right to payment of attorneys' fees from the Decedent's
3 Nevada Estate.

4 14. Request for Approval of Sale of Real Property and Final Distribution of Estate.

5 The Petitioner requested approval of the sale of the real property and for final distribution of the
6 Estate as follows:

7 a. Approval of Agreement. To approve the Agreement of the Heirs for partial
8 distribution and sale of the Real Property as contemplated under the Agreement with the purchase
9 price of Three Hundred Sixty Six Thousand, Six Hundred Sixty Six and 67/100 Dollars
10 (\$366,666.67), plus Petitioner's share of costs advanced of approximately Eight Hundred Forty
11 Two and 50/100 Dollars (\$842.50), in addition to any escrow fees, legal fees, real property
12 transfer taxes, real property closing fees, and title insurance fees (if any), to be delivered in cash
13 to the law firm of Maupin, Cox & LeGoy to be held in escrow by the law firm to consummate
14 the proposed partial distribution and sale from the Decedent's Nevada Estate in accordance with
15 the Agreement. That, subject to MCL's receipt of the sales proceeds from Mary H. Glover as set
16 forth above, the Petitioner requested authority to execute and record an Administrator's Deed
17 distributing the Decedent's real property, in the entirety, to Mary H. Glover, consisting entirely
18 of Decedent's one-half (1/2) interest therein, which real property is located at 632 Freel Drive,
19 Zephyr Cove, Nevada 89448, Douglas County APN 1318-09-810-068, legally described as
20 follows:

21 Lot 21 in Block D, as shown on the AMENDED MAP OF
22 SUBDIVISION NO. 2, ZEPHYR COVE PROPERTIES, INC. in
23 SECTIONS 9 AND 10, TOWNSHIP 13 NORTH, RANGE 18
24 EAST, M.D.B.&M. filed in the office of the County Recorder of
25 Douglas County, Nevada on August 5, 1929.

24 b. Costs Advanced. To pay the costs advanced by the law firm of Maupin,
25 Cox & LeGoy in the current amount of Two Thousand, Five Hundred Twenty Seven and 50/100
26 Dollars (\$2,527.50), and any additional costs advanced incurred hereafter not to exceed an

1 additional Five Hundred Dollars (\$500.00) absent further Court order.

2 c. Final Distribution: That following the partial distribution and sale to Mary
3 H. Glover referenced above, that the Petitioner thereafter be authorized to direct the law firm of
4 Maupin, Cox & LeGoy to remit the balance of the escrow account it holds on behalf of the
5 Decedent's Estate as follows:

6 (1) The one-third (1/3) interest of Wilbur H. Haines, Jr. (deceased), which
7 amount is One Hundred Eighty Three Thousand, Three Hundred Thirty Three and 34/100 Dollars
8 (\$183,333.34) (less approximately Eight Hundred Forty Two and 50/100 Dollars (\$842.50) for
9 costs advanced), be distributed to in two equal shares, with one share to Wilbur H. Haines, III.
10 and one share to Kaitlin Haines, as Personal Representative of the Estate of John K. Haines,
11 Deceased.

12 (2) The one-third (1/3) interest of John P. Haines (deceased), which
13 amount is One Hundred Eighty Three Thousand, Three Hundred Thirty Three and 34/100 Dollars
14 (\$183,333.34) (less approximately Eight Hundred Forty Two and 50/100 Dollars (\$842.50) for
15 costs advanced), be distributed in separate equal shares to J. Marshall Haines, Kevin T. Haines,
16 Kathleen H. DeBlander, Tracy Haines Wagner, and Timothy J. H. Haines, as the issue of John
17 P. Haines, deceased, to be shared equally among them.

18 **BASED UPON THE FOREGOING**, the Court hereby **ORDERS** the following:

19 A. The Petitioner has used reasonable diligence in the administration of the
20 Decedent's estate, and that all the acts and transactions of the Petitioner as the Administrator of
21 the Decedent's estate, as disclosed in this Petition, are confirmed and approved.

22 B. The Inventory, Appraisement and Record of Value is approved as filed.

23 C. The First and Final Account is approved as filed and no further accounting shall
24 be filed.

25 D. The Agreement of Heirs is approved and the Petitioner is authorized to distribute
26 the Decedent's Estate in accordance with the Agreement.

1 E. The Petitioner's commission as the Administrator is waived;

2 F. The Administrator is authorized to execute an Administrator's Deed in favor of
3 Mary H. Glover to complete the sale and distribution to Mary H. Glover upon receipt of
4 \$366,666.67 cash for the purchase and \$842.50 toward the outstanding costs advanced, reflecting
5 partial distribution and partial sale of the Real Property located at located at 632 Freel Drive,
6 Zephyr Cove, Nevada 89448, Douglas County APN 1318-09-810-068, legally described as
7 follows:

8 Lot 21 in Block D, as shown on the AMENDED MAP OF SUBDIVISION NO.
9 2, ZEPHYR COVE PROPERTIES, INC. in SECTIONS 9 AND 10,
10 TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M. filed in the office of
the County Recorder of Douglas County, Nevada on August 5, 1929.

11 G. The Administrator is authorized to distribute the one-third (1/3) interest of Wilbur
12 H. Haines, Jr. (now deceased), which is \$183,333.34 (less \$842.50 for costs advanced), to (1)
13 Wilbur H. Haines, III and to (2) Kaitlin Haines, as Personal Representative of the Estate of John
14 K. Haines, (as the issue of Wilbur H. Haines, Jr., who is the deceased sibling of the Decedent),
15 to be shared equally among them (\$91,245.42 each after costs).

16 H. The Administrator is authorized to distribute the one-third (1/3) interest of John
17 P. Haines (now deceased), which is \$183,333.34 (less \$842.50 for costs advanced) to (1) J.
18 Marshall Haines (2) Kevin T. Haines (3) Kathleen H. DeBlander (4) Tracy Haines Wagner, and
19 (5) Timothy J. H. Haines, (as the issue of John P. Haines, a deceased sibling of the Decedent), to
20 be shared equally among them (\$36,498.17 each after costs).

21 I. The Administrator is authorized to distribute any after-discovered assets or
22 property, in equal one-third shares to: (1) Mary J. Glover; (2) (a) Wilbur H. Haines, III and to (b)
23 Kaitlin Haines, as Personal Representative of the Estate of John K. Haines; and (3) (a) J. Marshall
24 Haines (b) Kevin T. Haines (c) Kathleen H. DeBlander (d) Tracy Haines Wagner, and (e)
25 Timothy J. H. Haines.

26 J. Upon the filing of the appropriate distributee's vouchers, and receipts, the

1 Administrator may be discharged of her duties and obligations as the Personal Representative,
2 and this estate may be closed.

3 DATED this 25th day of July, 2023.

4 **IT IS SO ORDERED.**

5 
6 _____
7 DISTRICT COURT JUDGE

8 Submitted by:
9 MAUPIN, COX & LeGOY

10
11 By: 
12 Michaelle D. Rafferty, Esq.
13 Bar No. 5097
14 (775) 827-2000
15 mrafferty@mcllawfirm.com
16 Attorneys for Petitioner

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-09-810-068
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 366,666.67
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 1431.30
 d. Real Property Transfer Tax Due \$ 1431.30

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 50% %
 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 Melissa D Capacity: Agent for Grantor

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Mary H. Glover, Administrator
 Address: PO Box 19848
 City: RENO
 State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Mary H. Glover
 Address: PO Box 19848
 City: NV
 State: NEVADA Zip: 89511

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Maupin Cox & LeGoy Escrow # Not Applicable
 Address: 4785 CAUGHLIN PARKWAY
 City: RENO State: NV Zip: 89519