

DOUGLAS COUNTY, NV **2023-1001409**
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\$40.00 Pgs=3 10/13/2023 11:09 AM
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1320-33-219-003
File No.:	2126528 RC
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
Patricia Cooke	
608 7 th Street SE	
Largo, FL 33771	

(for recorders use only)

ORDER FOR GENERAL ADMINISTRATION; APPOINTMENT OF PERSONAL REPRESENTATIVES; AND ISSUANCE OF LETTERS TESTAMENTARY

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: _____

(State specific law)


Signature

Escrow Assistant
Title

Brandy Boatman
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1 - 2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

MINDEN LAWYERS, LLC
POST OFFICE BOX 2860
MINDEN, NEVADA 89423
(775) 782-7171

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Case No. 2023-PB-00077

Dept. II

FILED
2023 JUL 24 PM 1:59
BOBBIE R. WILLIAMS
CLERK
C. WALKER
DEPUTY

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

In the Matter of the Estate of:

ANDREA ASHTON a/k/a ANDREA H.
ASHTON,

Deceased.

**ORDER FOR GENERAL
ADMINISTRATION; APPOINTMENT OF
PERSONAL REPRESENTATIVE; AND
ISSUANCE OF LETTERS
TESTAMENTARY**

THIS MATTER came before this Court this 24th day of July 2023 upon the Verified Petition for Probate; General Administration; Appointment of Personal Representative; and Issuance of Letters Testamentary filed on June 15, 2023 by Petitioner, Patricia Cooke ("Petitioner").

GOOD CAUSE APPEARING, the Court hereby finds as follows:

1. The Notice of Hearing has been duly given as required by law.
2. Andrea Ashton a/k/a Andrea H. Ashton ("Decedent") was a resident of Douglas County, Nevada, at the time of her death on November 1, 2022.
3. Decedent's Will dated December 5, 1988 ("Will") was lodged with this court on May 24, 2023, as Will Number 2023-WL-00058. Pursuant to Decedent's Will, Petitioner is the named beneficiary.
4. At the time of death, Decedent owned real and personal property, the total value of which is more than \$300,000.00.
5. Petitioner is the nominated Personal Representative of the Decedent and has petitioned this Court to serve as Personal Representative of her estate without bond.

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6. Petitioner has not been convicted of a felony and is qualified and able to act as Personal Representative and shall be appointed as the Personal Representative of the estate of Andrea Ashton a/k/a Andrea H. Ashton in these proceedings.

ACCORDINGLY, IT IS ORDERED:

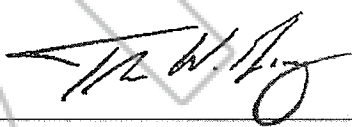
1. The court hereby appoints Petitioner Patricia Cooke as Personal Representative of Decedent's Estate and with Full Authority to Administer the estate pursuant to the Independent Administration of Estates Act, NRS 143.300 through 143.815, inclusive.

2. The clerk of the court is authorized and directed to issue letters testamentary to Petitioner Patricia Cooke as Personal Representative of the estate of Andrea Ashton a/k/a Andrea H. Ashton upon her taking the oath required by law, who shall serve without bond.

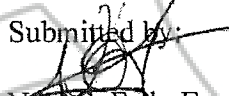
3. The estimated value of Decedent's estate subject to probate administration in the State of Nevada is more than Three Hundred Thousand Dollars (\$300,000.00). Decedent's estate is hereby admitted to probate for general administration pursuant to NRS Chapter 136.

4. Petitioner's agreement for legal services with Minden Lawyers, LLC is approved.

Dated this 24th day of July 2023.



DISTRICT COURT JUDGE

Submitted by: 
Neal C. Falk, Esq.
MINDEN LAWYERS, LLC
P.O. Box 2860
Minden, Nevada 89423
Telephone: 775-782-7171
Attorney for Petitioner

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 July 24, 2023

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

By  Deputy