

DOUGLAS COUNTY, NV

2023-1003236

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12/18/2023 02:11 PM

LANDMARK TITLE ASSURANCE AGENCY OF  
SHAWNYNE GARREN, RECORDER

APN# 1220-12-710-017

Escrow No. 23-3533-DP

**Recording Requested by:**

Name: Landmark Title

Address: 1755 East Plumb Lane Ste 260

City/State/Zip: Reno, NV 89502

**When Recorded Mail to:**

Name: Landmark Title

Address: 1755 East Plumb Lane Ste 260

City/State/Zip: Reno, NV 89502

**Mail Tax Statement to:**

Name: Grantee

Address: 1081 Cortez Lane

City/State/Zip: Gardnerville, NV 89410

( for Recorder's use only )

**ORDER GRANTING PETITION FOR PROBATE, FOR APPOINTMENT  
OF EXECUTOR, AND FOR GENERAL ADMINISTRATION**

**( Title of Document )**

**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 personal information 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 personal information of a person or persons as required by law:

(State specific law)

*D. Rojas*

**Escrow Agent**

**Signature**

**Title**

**D. Rojas**

**Printed Name**

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.

## EXHIBIT A

Parcel A, as set forth on Parcel Map for Pine Nut Manor, LTD., filed for record in the office of the Douglas County Recorder on December 19, 1988 in Book 1288, Page 2482, Document No. 192852 of Official Records.

Said parcel being a resubdivision of Lots 36, 37 and 38, Block C, as set forth on the Plat of Pine Nut Manor No. 1 and 2, Phase 2 filed for record in the office of the County Recorder of Douglas County, Nevada on June 15, 1980 in Book 680, Page 1361, Document No. 45348.

APN: 1220-12-710-017

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1 **2705**

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6 **IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**  
7 **IN AND FOR THE COUNTY OF WASHOE**

9 In the Matter of the Estate of:  
10 **MECHELE M. JOHNSON,**  
11 Deceased.

Case No. PR23-00844  
Dept. PR

12  
13 **ORDER GRANTING PETITION FOR PROBATE, FOR APPOINTMENT OF**  
**EXECUTOR, AND FOR GENERAL ADMINISTRATION**

14 Petitioner, MICHAEL JOHNSON ("Petitioner"), by and through his counsel of record,  
15 Stephanie K. Funk, Esq. and Emilee N. Hammond of Viloría, Oliphant, Oster &  
16 Aman L.L.P., having filed his PETITION FOR PROBATE, FOR APPOINTMENT OF  
17 EXECUTOR, AND FOR GENERAL ADMINISTRATION, said Petition having come on  
18 regularly for hearing, proof having been made to the satisfaction of the Court that  
19 notice of the hearing was duly given in the manner required by law, and good cause  
20 appearing therefore, the Court finds:

21 1. MECHELE M. JOHNSON ("Decedent") is now deceased. A copy of the  
22 death certificate is on file with the Court.

1           2.     Decedent passed away on or around September 28, 2021, and was a  
2 resident of Douglas County, Nevada at the time of her death. Decedent passed away  
3 in Douglas County, Nevada. Decedent passed away owning real and personal  
4 property located in Douglas County, Nevada.

5           3.     Decedent died with a Last Will and Testament in place. Decedent's Last  
6 Will and Testament has been lodged with the Court. A copy of the Last Will and  
7 Testament is also on file with the Court.

8           4.     The Decedent's Last Will and Testament is self-proving pursuant to  
9 NRS 133.050.

10          5.     At the time the Decedent executed her Last Will and Testament, the  
11 Decedent was of sound and disposing mind and memory and not acting under  
12 duress, fraud, restraint, undue influence or fraudulent representation, was over the  
13 age of eighteen years, was in every respect competent by law to make and execute  
14 her estate planning documents which were made and executed in accordance with  
15 law, and was in every respect competent to dispose of her estate.

16          6.     Decedent was not married at the time of her death. Decedent had four  
17 children living at the time of her death: 1) MICHAEL ALAN JOHNSON; 2) LINDA  
18 LEE BYSE; 3) CHERYL ANN GREEN; and 4) VICTOR RAY JOHNSON. Decedent did  
19 not have any children who predeceased her.

20          7.     Decedent's Will provides, "I give all real property owned by me at the  
21 time of my death, and all rights that I have under any related insurance policies, to  
22 my spouse, if he survives me. In the event that my spouse predeceases me, then to  
23 my children, MICHAEL ALAN JOHNSON, LINDA LEE BYSE, CHERYL ANN GREEN,

1 and VICTOR RAY JOHNSON, in equal shares to share and share alike.” See Will at  
2 “Second”. The distribution for personal property, with the exception of a specific  
3 gift related to jewelry, and the residue of the Estate is the same. Id. at “Third” and  
4 “Fifth.” As Decedent’s spouse did not survive her, her four children are equal  
5 beneficiaries of her Estate.

6 8. Decedent’s Will provides, “I appoint MICHAEL JOHNSON, to be my  
7 Executor.” Id. at “Eighth.” Decedent waived the bond requirement. Id.

8 9. Petitioner has accepted his appointment as Executor. He is over the  
9 age of majority, has never been convicted of a felony, and is otherwise qualified to  
10 serve in this position. His address is 1200 Glen Lochen Drive, Virginia Beach, VA  
11 23464.

12 10. The Estate’s sole asset is the real property located at 1081 Cortez Ln,  
13 Gardnerville, NV 89410. The estimated net value of Decedent’s Estate is more than  
14 three hundred thousand dollars (\$300,000.00).

15 11. The name, addresses, relationship and age of the heirs/next of kin of  
16 Decedent are as follows:

- 17 a. Michael Alan Johnson, 1200 Glen Lochen Drive, Virginia Beach, VA  
18 23464, son, adult;
- 19 b. Linda Lee Byse, 1081 Cortez Lane, Gardnerville, NV 89410, adult,  
20 daughter;
- 21 c. Cheryl Ann Green (legally changed from Green to Johnson), 5201  
22 Quarry Lane, Virginia Beach, VA 23464, adult, daughter; and  
23

1 d. Victor Ray Johnson, PO Box 14708 Long Beach, CA 90853, adult,  
2 son.

3 12. Petitioner has requested full authority to administer the Estate under  
4 the Independent Administration of Estate Act as set forth in NRS 143.00 through  
5 NRS 143.815, inclusive.

6 13. Petitioner has retained the services of Viloría, Oliphant, Oster & Aman,  
7 L.L.P. as his attorneys in this matter.

8  
9 **IT IS HEREBY ORDERED:**

10 1. That MECHELE M. JOHNSON died on September 28, 2021, as a  
11 resident of Douglas County, Nevada;

12 2. That Decedent died with a Last Will and Testament in place dated  
13 November 16, 2011, naming her four children as equal beneficiaries of the Estate;

14 3. Notice to all interested parties has been duly given according to law in  
15 this matter;

16 4. MICHAEL JOHNSON is entitled to serve as Personal Representative of  
17 the Decedent's Estate and is appointed to serve without bond;

18 5. MICHAEL JOHNSON may execute Letters Testamentary before any  
19 notary public and thereafter the Clerk shall issue the same provided MICHAEL  
20 JOHNSON, has signed and filed *Instructions for Personal Representative*  
21 substantially in the form found on the Probate Department website;

22 6. MICHAEL JOHNSON is entitled to exercise all rights and powers of a  
23 Personal Representative as set forth in the Nevada Revised Statutes to include, but

1 not limited to, opening a bank account for the Estate, obtaining an EIN, and  
2 handling all other financial transactions;

3 7. MICHAEL JOHNSON has full authority to administer the ESTATE OF  
4 MECHELE M. JOHNSON, in accordance with the Independent Administration of  
5 Estates Act, NRS 143.300-143.815 et. seq.; and

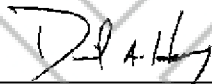
6 8. The probate of the Estate shall proceed via general administration.

7 DATED this 7th day of December, 2023.

8 **IT IS SO RECOMMENDED.**

9   
10 \_\_\_\_\_  
PROBATE COMMISSIONER

11 **IT IS SO ORDERED.**

12   
13 \_\_\_\_\_  
DISTRICT JUDGE

COPY

CERTIFIED COPY

This document is a full, true and correct copy of the original on file and of record in my office, these letters have never been revoked, or set aside, and are still in full force and effect.

DATE: 12/08/2023

ALICIA L. LERUD, Clerk of the Second Judicial District Court, in and for the County of Washoe, State of Nevada.

By *DCalt* Deputy

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