



SHAWNYNE GARREN, RECORDER

APN# 1420-28-710-010

Recording Requested by/Mail to:

Name: Nancy Rey Jackson

Address: 1133 Lost River Lane

City/State/Zip: Gardnerville NV 89460

Mail Tax Statements to:

Name: Paula M. Lochridge

Address: 1376 Saratoga St

City/State/Zip: MILFORD NV 89423

ORDER APPROVING FIRST & FINAL ACCOUNT

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

RECEIVED

FILED

1 CASE NO. 22-PB-00098

DEC 13 2022

2 DEPT. NO. I

Douglas County
District Court Clerk

2023 JAN -3 PM 1:38

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BOBBIE R. WILLIAMS
CLERK

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BY F. SHOEMAKER
DEPUTY

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IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

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IN AND FOR THE COUNTY OF DOUGLAS

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In the Matter of Estate of:

ORDER APPROVING FIRST AND FINAL ACCOUNT
REPORT OF PERSONAL REPRESENTATIVE;
PETITION FOR SETTLEMENT THEREOF,
FOR ALLOWANCE ON ACCOUNT OF
ATTORNEY'S FEES AND FOR FINAL
DISTRIBUTION OF ESTATE

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ROBERT RALPH LOCHRIDGE,

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Deceased.

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Paula Marie Lochridge, personal representative of the Estate of Robert Ralph Lochridge, having filed her First and Final Account and Report, Petition for Settlement Thereof, for Allowance on Account of Attorney's Fees, for Final Distribution of Estate and for an order confirming transfer of title in the real property of the decedent to herself, the same came on for hearing the 3rd day of January, 2023, before the above-entitled Court. The Court having reviewed the Account, finds that due notice has been given in conformance with law and that all persons entitled to notice have received due notice of the hearing.

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Being fully advised in the premises, the Court further finds that:

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1. All allegations contained in the Account are true.

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2. The decedent, Robert Ralph Lochridge, died on September 13, 2021, in Gardnerville, Nevada, and was at the time of his death a resident of Douglas County.

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3. A Petition for Probate of Will and for Issuance of Letters Testamentary was filed with the Clerk of the above-captioned Court on June 1, 2022. Thereafter, on August 16, 2022, an order was signed by this Court directing the issuance of Letters Testamentary to petitioner Paula Marie Lochridge.

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Letters were issued that date to petitioner, whereupon she was duly and regularly appointed and qualified as the personal representative of the estate and has, since that date, acted as such personal representative.

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1 The Letters have not been revoked.

2 4. Immediately after Letters Testamentary were issued, the personal representative caused to
3 be published a Notice to Creditors as required by NRS 147.010. A Statement of Publication of Notice
4 to Creditors was filed on September 9, 2022. The time for presentation of claims against the estate has
5 passed and no claims have been presented against the estate for payment.

6 5. On the 13th day of December, 2022, the personal representative filed her Inventory setting
7 forth the total value of the estate at \$350,000. The property was the sole and separate property of the
8 decedent. *Exhibit A* attached to the Account represents a true and accurate listing of the decedent's
9 assets.

10 The personal representative alleges that the Inventory as filed contains all of the assets of the
11 estate that are probatable.

12 6. In accordance with the provisions of the decedent's Last Will and Testament, his assets are
13 to be distributed to his wife, Paula Marie Lochridge, petitioner herein.

14 7. All obligations of the decedent have been paid. There was no obligation due to the Welfare
15 Division.

16 8. During the period of administration of the estate, and in the course of handling the affairs of
17 the decedent, the personal representative employed the services of Nancy Rey Jackson, Esq., who has
18 rendered services to the estate and has advanced costs of administration in the sum of \$1,851.38. Nancy
19 Rey Jackson is entitled to reimbursement therefor. *Exhibit B* accurately sets forth the costs advanced by
20 Nancy Rey Jackson, Esq. *Exhibit B* is made a part of this petition. It was agreed between the personal
21 representative and Nancy Rey Jackson that she would be paid reasonable fees for services in connection
22 with the administration of the estate. To date, fees incurred amount to \$2,945. Together the fees and
23 costs total \$4,801.38.

24 9. After allowance and payment of any closing expenses and attorney's fees, this estate will be
25 in a condition to be finally settled and distributed.

26 This Court finds good cause for the approval of the First and Final Account, Report of the
27 Personal Representative, For Allowance on Account of Attorney's Fees and Costs and For Final
28 Distribution of Estate. The Court also finds good cause for allowing the transfer of title in the decedent's

1 home to petitioner.

2 1 D. The estate must be distributed as provided above without further proceedings in accordance
3 with NRS 151.080.

4 **NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED** as
5 follows:

6 1. The First and Final Account and Report, Petition for Settlement Thereof, for Allowance on
7 Account of Attorney's Fees, for Final Distribution of Estate and for Transfer of Title in Real Property
8 is SETTLED, APPROVED AND CONFIRMED.

9 2. All acts and transactions of the personal representative relating to matters set forth in the
10 Account and Petition are confirmed and approved.

11 3. The personal representative shall transfer title to the decedent's home located at 1376
12 Saratoga Street, Minden, Nevada, APN 1420-28-710- 010, with the following legal description

13 Lot 24, as shown on the map of Saratoga Heights Unit No. 2, filed in the office of the County Recorder
14 of Douglas County, Nevada, on December 5, 1966, as Document No. 34826

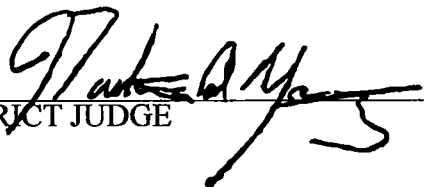
15 to Paula Marie Lochridge as her sole and separate property.

16 4. The personal representative is allowed and directed to pay to Nancy Rey Jackson, Esq. the
17 fees and costs incurred all in the amount of \$4,801.38.

18 5. When the personal representative has filed the receipt of distribution showing that she has
19 received all the property of the estate of the decedent left to her, and that she has performed all the acts
20 lawfully required by her, the administration of this estate will be brought to a close and the Letters
21 Testamentary vacated.

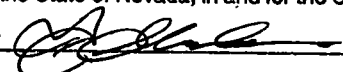
22 **IT IS SO ORDERED.**

23 Dated this 3 day of January, 2023.

24 
DISTRICT JUDGE

25 Submitted by:
26 NANCY REY JACKSON, ESQ., #3648
27 1591 Mono Avenue
28 Minden, NV 89423
Attorney for the estate

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 January 3, 2023
BOBBIE R. WILLIAMS, Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By  Deputy