

APN# 1022-10-002-091

Recording Requested by/Mail to:

Name: Vander Laan Law Firm LLC

Address: 1618-B US Hwy 395 N

City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: SIERRA SKY MCGEE

Address: 3855 Zeolite Circle

City/State/Zip: Wellington, NV 89444



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SHAWNYNE GARREN, RECORDER

ORDER

Title of Document (required)

Please complete the Affirmation Statement below:

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)
- Military Discharge – NRS 419.020 (2)
- Other NRS _____ (state specific law)

-OR-

I the undersigned hereby affirm the attached document, including any exhibits, hereby submitted for recording does NOT contain the personal information of any person(s). (Per NRS 239B.030)

Signature

NATALIA VANDER LAAN

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

1 Case No.: 2023-PB-00134

2 Dept.: II

RECEIVED

JUL 29 2024

Douglas County
District Court Clerk

FILED
2024 JUL 29 PM 1:45

DEPT. OF CLERKS
CLERK

BY *S. Fry* DEPUTY

6 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA,**

7 **IN AND FOR THE COUNTY OF DOUGLAS**

8 In the Matter of the Estate of:

9
10 **JACQUELINE DENISE MCGEE,**
11 Date of Death: November 14, 2022,

**ORDER APPROVING WAIVER OF
ACCOUNT, ATTORNEY'S FEES AND
COSTS, AND DECREE OF FINAL
DISTRIBUTION**

12 Decedent.
13

14 UPON REVIEW of the verified Petition For a Waiver of Account, For Approval of Fees and
15 Costs, and For Decree of Final Distribution submitted by Personal Representative, SIERRA SKY
16 MCGEE, by and through her counsel of record, Natalia K. Vander Laan, Esq., of Vander Laan Law
17 Firm LLC, the same having come before the above-entitled Court for a hearing on July 29, 2024, and
18 it appearing to the satisfaction of the Court that proper Notice of Hearing of this matter has been duly
19 given in the manner required by law and no person appeared to contest the Petition and no person
20 filed an objection;
21

22 Upon proof duly made to the satisfaction of the Court, the COURT NOW FINDS as follows:

- 23 1. JACQUELINE DENISE MCGEE (hereinafter "Decedent") died on November 14, 2022, in
24 Wellington, county of Douglas, state of Nevada. Decedent was, at the date of her death, a
25 resident of Wellington, county of Douglas, state of Nevada. Decedent's death certificate is on
26

1 file with the Court. Decedent left an estate in Nevada consisting of real property subject to
2 probate administration. Therefore, this Court is the proper Court in this matter.

- 3 2. Due search and inquiry have been made regarding a Last Will and Testament and no Last
4 Will and Testament has been found. Therefore, the Decedent died intestate.

5 On January 22, 2024, Order Appointing Personal Representative was entered appointing
6 SIERRA SKY MCGEE as Personal Representative and authorizing a full administration of
7 the Decedent's estate, and Letters of Administration were issued to SIERRA SKY MCGEE,
8 who thereupon duly qualified as Personal Representative and who has acted in that capacity
9 since that date.

- 10
11 3. All notices, including notices of hearings and notice to creditors, have been duly given as
12 required by law and the proof is on file with the Court.

- 13 4. The names, ages, and residences of the heirs and devisees of Decedent, so far as known to
14 Petitioner and Personal Representative, are:

15 The Decedent was unmarried.

16 The Decedent's children are:

17 SIERRA SKY MCGEE, adult, 3855 Zeolite Circle, Wellington, NV 89444, Petitioner;

18 ALYXIA DIAMOND ANDREWS, adult, 7575 Linda Vista Rd, Apt 59, San Diego, CA
19 92111.
20

21 The Decedent had no deceased children with living descendants.

- 22 5. Notice to Creditors was sent to all known creditors and medical providers and Petitioner and
23 Personal Representative also caused Notice to Creditors to be published as required by law.
24 The first publication of said Notice to Creditors occurred on January 27, 2024. The proof of
25 service and publication of said Notice was filed with the Court and is on file with the Court.
26

1 No creditors' claims were filed.

2 Medicaid was given proper notice and has not made a claim.

3 6. The character of the property of the Estate was real property, the same being and is the
4 Deceased's sole and separate property. The Inventory and Appraisal or Record of Value
5 was waived by all interested parties and is on file with the Court.

6
7 The gross and net value of the Estate is estimated at Four Hundred Fifty-Nine Thousand Nine
8 Hundred One and 00/100 Dollars (\$459,901.00). The estimate is based on the Comparative
9 Market Analysis.

10 There is no personal property subject to probate.

11 7. The Inventory and Appraisal or Record of Value of All the Assets of the Decedent was
12 waived, therefore there is no recapitulation.

13 8. The federal income tax return for 2022 was filed and paid.

14 The Estate is not expected to be required to file any tax returns.

15
16 9. Personal Representative is entitled to a statutory commission for serving as Personal
17 Representative in accordance with NRS 150.020, upon the whole amount of the estate
18 accounted for by the Personal Representative. Additionally, the court may allow such fees as
19 it deems just and reasonable. In this case, Petitioner and Personal Representative, SIERRA
20 SKY MCGEE, waives payment of any compensation for her services.

21 10. Vander Laan Law Firm LLC (hereinafter "Vander Laan Law Firm"), has served as counsel
22 for the Petitioner and Personal Representative and has consulted with the Petitioner and
23 Personal Representative on various matters. Petitioner and Personal Representative,
24 SIERRA SKY MCGEE, and Vander Laan Law Firm entered into an agreement for legal
25 services on November 11, 2023, whereby Vander Laan Law Firm is providing legal
26

1 services on a percentage basis pursuant to NRS 150.060. A copy of the Agreement is on
2 file with the Court.

3 NRS 150.060 states in relevant part:

4 4. If the attorney is requesting compensation based on the value of the estate
5 accounted for by the personal representative, the allowable compensation of the attorney
6 for ordinary services must be determined as follows:

- 7 (a) For the first \$100,000, at the rate of 4 percent;
- 8 (b) For the next \$100,000, at the rate of 3 percent;
- 9 (c) For the next \$800,000, at the rate of 2 percent...

- 10 6. For the purpose of determining the compensation of an attorney pursuant to
11 subsection 4, the value of the estate accounted for by the personal representative:
- 12 (a) Is the total amount of the appraisal of property in the inventory, plus:
 - 13 (1) The gains over the appraisal value on sales; and
 - 14 (2) The receipts, less losses from the appraisal value on sales; and
 - 15 (b) Does not include encumbrances or other obligations on the property of the estate.

16 The gross value of the Estate is estimated at Four Hundred Fifty-Nine Thousand Nine
17 Hundred One and 00/100 Dollars (\$459,901.00). There were no gains over the appraisal
18 value on sales. There were no losses from the appraisal value on sales. There were no
19 receipts after the Inventory. Statutory compensation should be calculated as follows:

20 4% on the first \$100,000.00	\$4,000.00
21 3% on the next \$100,000.00	\$3,000.00
22 2% on the next \$200,000.00	\$4,000.00
23 2% on the remaining \$59,901.00	\$1,198.02
24 Total Statutory Compensation (attorney's fees)	\$12,198.02 (rounded down to \$12,198.00)

25 The total statutory compensation (attorney's fees) equals Twelve Thousand One Hundred
26 Ninety-Eight and 00/100 Dollars (\$12,198.00).

27 The costs advanced by Vander Laan Law Firm on behalf of the Estate to date total One
Thousand Two Hundred Forty-Five and 00/100 Dollars (\$1,245.00) as reflected in *Exhibit*

1 2 to the Petition. Miscellaneous mailing and copying costs as well as other expenses are
2 waived.

3 Furthermore, Vander Laan Law Firm anticipated that it will expend an additional cost of
4 Five Hundred Eighty and 00/100 Dollars (\$580.00) in the completion of and winding up
5 of the estate as reflected in *Exhibit 2* to the Petition.

6 Total attorney's fees and costs advanced and anticipated equal Fourteen Thousand Twenty-
7 Three and 00/100 Dollars (\$14,023.00).

8 Petitioner and Personal Representative requests the Court approve the attorney's fees plus
9 the costs advanced and anticipated by Vander Laan Law Firm on behalf of the Estate in the
10 sum of Fourteen Thousand Twenty-Three and 00/100 Dollars (\$14,023.00) and orders the
11 payment of the same from the Estate of JACQUELINE DENISE MCGEE, less retainer
12 submitted.
13

14
15 11. Petitioner and Personal Representative requests that the Court waive the requirement of any
16 accounting as all the interested persons consented. The Consent to Waiver of Accounting
17 executed by all of the heirs, next of kin, and devisees is on file with the Court.

18 12. The Decedent died leaving no surviving spouse.

19 The Decedent had two living children: SIERRA SKY MCGEE and ALYXIA DIAMOND
20 ANDREWS.

21 The Decedent had no deceased children with living descendants.

22 Petitioner and Personal Representative, SIERRA SKY MCGEE, hereby requests that the
23 balance of the estate, including real property located at 3855 Zeolite Circle, Wellington,
24 Nevada (APN: 1022-10-002-091; legal description: *Lot 170 of TOPAZ RANCH ESTATES*
25 *UNIT NO. 2, according to the map thereof, filed in the office of the County Recorder of*
26

1 *Douglas County, State of Nevada on February 20, 1967 in Book 47, Page 761 as Document*
2 *No. 35464), be distributed pursuant to NRS 134.090 ("If the decedent leaves no surviving*
3 *spouse, but there is a child or children, the estate, if there is only one child, all goes to that*
4 *child. If there is more than one child, the estate goes to all the children of the decedent, to*
5 *share and share alike"). Therefore, Petitioner and Personal Representative, SIERRA SKY*
6 *MCGEE, hereby requests that the balance of the estate, including real property located at*
7 *3855 Zeolite Circle, Wellington, Nevada (APN: 1022-10-002-091; legal description: Lot*
8 *170 of TOPAZ RANCH ESTATES UNIT NO. 2, according to the map thereof, filed in the*
9 *office of the County Recorder of Douglas County, State of Nevada on February 20, 1967*
10 *in Book 47, Page 761 as Document No. 35464), and including any after-discovered assets,*
11 *be distributed to the Decedent's children: SIERRA SKY MCGEE and ALYXIA*
12 *DIAMOND ANDREWS, to share and share alike, outright.*

13
14
15
16 **THEREFORE**, the facts of the Petition having been found to be true, and good cause
17 appearing, the Court now orders the following:

18
19 **IT IS HEREBY ORDERED** that Petition For a Waiver of Account, For Approval of Fees
20 and Costs, and for Decree of Final Distribution submitted by the Personal Representative is hereby
21 GRANTED;

22 **IT IS FURTHER ORDERED** that all of the acts and transactions of the Personal
23 Representative, as disclosed in the Petition, are hereby ratified, confirmed, and approved;

24
25 **IT IS FURTHER ORDERED** that the Account is waived;

26 **IT IS FURTHER ORDERED** that the attorney's fees plus the costs advanced and

1 anticipated by Vander Laan Law Firm on behalf of the Estate in the sum of Fourteen Thousand
2 Twenty-Three and 00/100 Dollars (\$14,023.00) to Vander Laan Law Firm, LLC are approved as
3 reasonable attorney's fees and costs and shall be paid, less the retainer submitted, by Petitioner
4 and Personal Representative from the Estate of JACQUELINE DENISE MCGEE to Vander Laan
5 Law Firm;

6
7 **IT IS FURTHER ORDERED** that after payment of the sums approved herein, Petitioner
8 and Personal Representative is authorized to distribute the balance of the Estate, including real
9 property located at 3855 Zeolite Circle, Wellington, Nevada (APN: 1022-10-002-091; legal
10 description: *Lot 170 of TOPAZ RANCH ESTATES UNIT NO. 2, according to the map thereof, filed*
11 *in the office of the County Recorder of Douglas County, State of Nevada on February 20, 1967 in*
12 *Book 47, Page 761 as Document No. 35464*), and including any after-discover assets, to the
13 Decedent's children: SIERRA SKY MCGEE and ALYXIA DIAMOND ANDREWS, to share and
14 share alike, outright, pursuant to NRS 134.090;

15
16 **IT IS FURTHER ORDERED** that Personal Representative is authorized to transfer by
17 Administrator's Deed the Estate's real property, located at 3855 Zeolite Circle, Wellington,
18 Nevada (APN: 1022-10-002-091; legal description: *Lot 170 of TOPAZ RANCH ESTATES UNIT*
19 *NO. 2, according to the map thereof, filed in the office of the County Recorder of Douglas County,*
20 *State of Nevada on February 20, 1967 in Book 47, Page 761 as Document No. 35464*), to the
21 Decedent's children: SIERRA SKY MCGEE and ALYXIA DIAMOND ANDREWS, to share and
22 share alike as tenants in common, outright, pursuant to NRS 134.090. The legal description of
23 said real property is as follows:

24
25 *Lot 170 of TOPAZ RANCH ESTATES UNIT NO. 2, according to the map thereof, filed in*
26 *the office of the County Recorder of Douglas County, State of Nevada on February 20,*

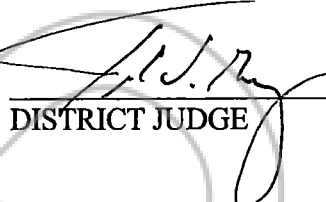
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1967 in Book 47, Page 761 as Document No. 35464.

IT IS FURTHER ORDERED that no further accounting is required and the Personal Representative is honorably discharged and this matter is closed without further Court hearings;

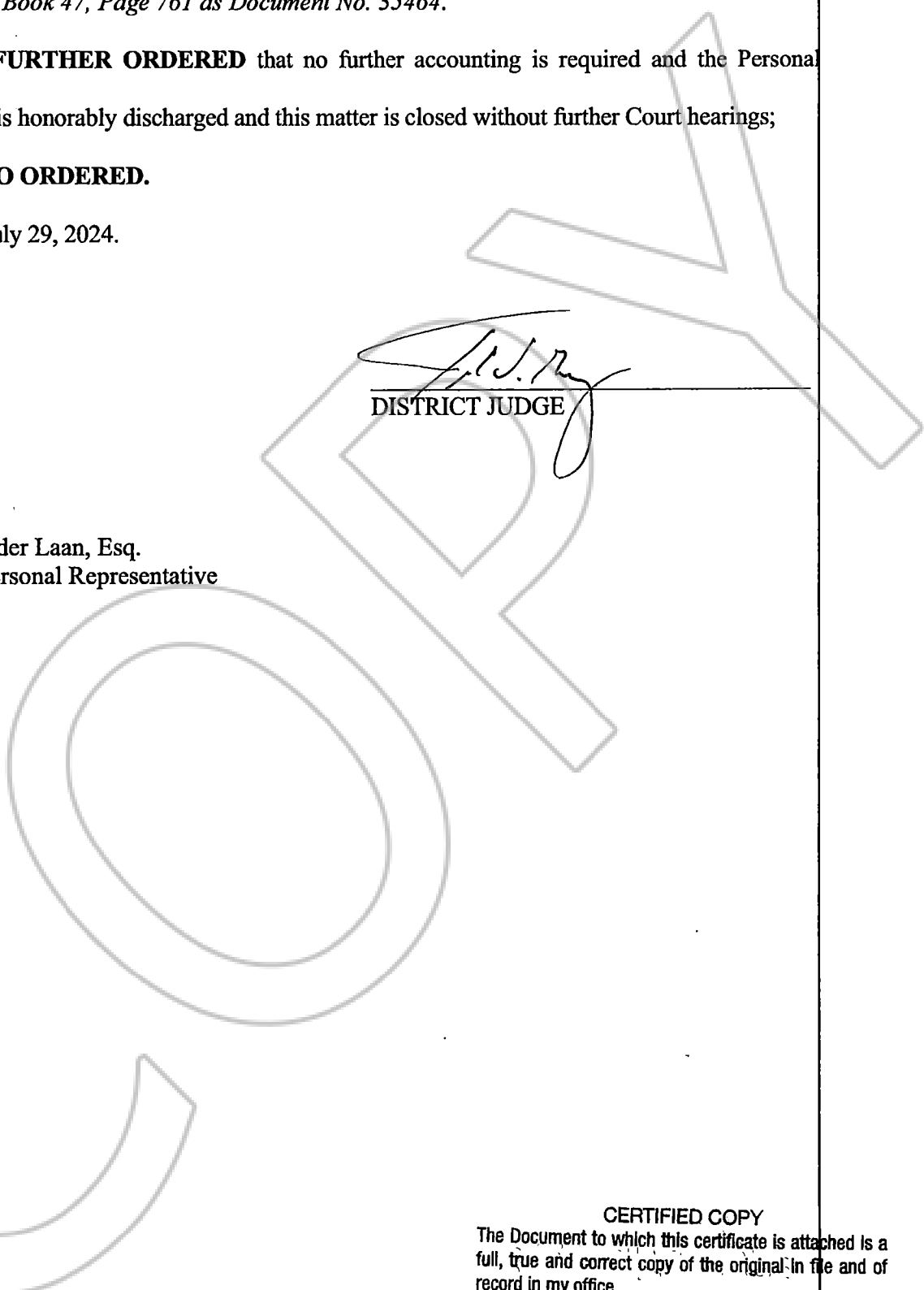
IT IS SO ORDERED.

DATED this July 29, 2024.


DISTRICT JUDGE

Submitted by:

Natalia K. Vander Laan, Esq.
Attorney for Personal Representative



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 29, 2024
REBECCA EDWARDS, Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By S.F. Deputy