

171765

FILED

CASE NO. PR 4561

DEPT NO.

DEC 24 10 25 AM '98

Janita M. Robb

IN THE FIFTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF NYE

IN THE MATTER OF THE ESTATE OF

GEORGEANN SUE BROWN, also known as
GEORGIE S. BROWN,

Deceased.

AMENDED
ORDER SETTLING FIRST
AND FINAL ACCOUNT,
APPROVAL OF ATTORNEY'S
FEES AND DECREE OF
DISTRIBUTION

The Administrator of the above-entitled Estate having on the 11th day of December, 1998, rendered and filed herein a full Account of the administration of said Estate, which Account was for final settlement, and having with said Account filed a Petition for Final Distribution of said Estate, and made Application for Approval of Attorney's Fees; and said Account, Application and Petition having come on regularly to be heard on the 14th day of December, 1998, at 9:30 a.m.; properly executed Waivers of Notice of Hearing by all persons entitled to receive notice of the settlement of said Account and of the hearing of said Application and Petition have been filed herein, and the Court hereby finds:

1. That due and legal notice of the hearing of said Account, Application and Petition has been given to all persons interested in said Estate.

2. That said Account is in all respects true and correct; that said Administrator has receipts in the sum of \$13,007.30 as of the date of the filing of the First and Final Account; the Administrator has made disbursements as of the date of the filing of the First and Final Account in the sum of \$26,144.66; the cash on hand as of 21st day of February, 1998, the date of death of the Deceased, was \$16,878.60; the cash on hand as of December 11, 1998, the date of filing the First and Final Account was \$3,741.24.

3. That due and legal Notice to Creditors of said Estate has been given in the manner and for the time required by law and that the time for filing of creditors' claims has expired.

4. That three creditor's claims have been filed against said Estate. Said claims have been allowed and paid, as follows:

Tonopah Sand and Gravel for materials in the amount of \$1,572.75

Rasmussen Trust for amount due under Promissory Note in the amount of \$11,848.05

Nevada Bell for telephone charges in the amount of \$164.49

5. That on the 21st day of February, 1998, the Deceased, GEORGEANN SUE BROWN, also known as GEORGIE S. BROWN, died in the County of Nye, State of Nevada. That at the time of her death she was an unmarried woman and a resident of the County of Nye, State of Nevada; that she was over the age of (18) years; and that she left an estate in the Counties of Nye and Eureka, State of Nevada, consisting of both real and personal property.

6. That the Deceased died intestate.

7. That on the 22nd day of June, 1998, by its Order, the above-entitled Court appointed the said GEORGE L. PARMAN, as Administrator of the Estate of the Deceased; that he thereafter qualified; that Letters of Administration were duly issued and said GEORGE L. PARMAN now is and ever since that date has been the duly appointed, qualified and acting Administrator of said Estate.

8. That the Administrator caused to be made and returned to the Court a true Inventory and Appraisement of all of the assets of the Estate of the Deceased; that the total value of said Estate as shown on the Inventory was \$158,706.60, and the total value of the Estate as of the filing of the First and Final Account is now a total of \$149,367.24.

9. That the names, relationship, ages and residences of the heirs-at-law of the Deceased, so far as known to the Administrator are as follows, to wit:

<u>NAME</u>	<u>AGE</u>	<u>RELATIONSHIP</u>	<u>ADDRESS</u>
George L. Parman	Adult	Father	PO Box 58 Eureka, NV 89316

1 Jacob Brown

Adult

Son

2646 Powder Road
Reno, NV 89503

10. That the character of the property of the Estate is the sole and separate property of the Decedent, consisting of both real and personal property.

11. That the property within the jurisdiction of the Court, and under the care, management and control of the Administrator, and subject to distribution is as follows:

CASH ON HAND (Wells Fargo):

\$3,741.24

REAL PROPERTY:

PARCEL 1:

All that certain real property situate in the County of Eureka, State of Nevada, more particularly described as follows:

Parcel H of Parcel D as shown on that certain Parcel Map for E. A. and L. C. Rasmussen, filed in the Official Records of Eureka County, Nevada on the fifteenth day of February, 1989, as Document Number 126446, a portion of Lot 2, Parcel F, of the Large Division Map of the E ½ S 17, T 20 N, R 53 E, MDB&M. Assessors Parcel Number 07-393-15.

Together with all buildings and improvements situate thereon.

Together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise pertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

\$25,000.00

PARCEL 2:

All that certain real property situate in the County of Nye, State of Nevada, more particularly described as follows:

Parcels of land situate in the SE1/4 of the NW1/4 of Section 10, Township 14 North, Range 43 East, MDB&M, described as follows:

Parcel No. 1 of File Map No. 74593, this is a 8.93 acre parcel; Parcel No. 3 of File Map No. 74593, this is a 10.12 acre parcel; and Parcel No. 4 of File Map No. 74593, this is a 10.12 acre parcel.

Together with all buildings and improvements situate thereon.

///

///

Together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise pertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

\$70,000.00

OTHER PERSONAL PROPERTY:

A. Appraisal by KURT L. HARDUNG, ARA, of the 1997 Marlette single wide mobile home (Serial No. H013339) located on the Nye County, Nevada, property: \$34,000.00

B. Appraisal by J.P. (JIM) ITHURRALDE consisting of the following:

1990 Dodge W250 (VIN 1B7KM2687LS608712)	\$ 5,578.00
1991 Chevrolet Geo Metro (VIN 2C1MR2467M6702683)	\$ 1,950.00
1974 W-W FW Horse Trailer (VIN 029732)	\$ 1,800.00
1990 Bronco FW Horse Trailer (VIN 46YSP1322L1036607)	\$ 3,500.00

C. Appraisal by RAY CONNELLY consisting of the following:

Two (2) horses	\$ 2,200.00
Four (4) cows	\$ 1,598.00

D. Brand: Crazy G Tumbling P written as follows: Nominal Value

Miscellaneous personal belongings and effects and household furniture and furnishings.

Nominal Value

12. That GEORGE L. PARMAN, Administrator, has performed services for the Estate as Administrator thereof, for which he is entitled to a statutory fee; however, Petitioner waives such fee.

13. That JOHN E. MARVEL, Attorney at Law, Elko, Nevada, has advanced certain costs and is entitled to reimbursement of costs advanced in the amount of \$1,803.00.

14. That JOHN E. MARVEL, Attorney at Law, Elko, Nevada, has performed services for the Estate by acting as attorney for Administrator and the Administrator and attorney have agreed to the sum of \$10,325.00 as a reasonable fee for said services.

15. That no Federal Estate Tax Return will be required to be prepared and filed, and there is no Federal Estate Tax liability to the Estate.

\\

1 16. That the Administrator will have prepared and timely filed a final income tax
2 return for the Decedent as may be required.

3 17. That the Administrator will have prepared and filed a Fiduciary Income Tax
4 return for the Decedent as may be required.

5 18. That the cash on hand of the Estate will not be sufficient to cover all the costs
6 and expenses, including attorney's fees, incurred in the administration of the Estate. However, the
7 heir of the estate has individually agreed to satisfy said debt.

8 19. That the necessary costs for closing said Estate are estimated to be less than
9 \$250.00; that all claims and debts against said Decedent and against said Estate have been paid in
10 full; that all expenses and charges of administration except as herein specifically set out have been
11 paid in full; that the expenses of last illness and funeral expenses have been paid in full; that all taxes
12 due and payable will be timely paid; that said Estate is ready for distribution and is now in a
13 condition to be closed.

14 NOW THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

15 1. That due and legal notice of the hearing of said First and Final Account,
16 Application for Approval of Attorney's Fees, and Petition for Distribution has been given to all
17 persons interested in said Estate or entitled to notice thereof.

18 2. That Notice to Creditors has been given for the time and in the manner as
19 provided by law, and the time for the presentation of creditors' claims has expired.

20 3. That three creditor's claims have been filed against said Estate and said claims
21 have been allowed and paid.

22 4. That the First and Final Account of the Administrator as rendered is hereby
23 settled, allowed, approved, ratified and confirmed as rendered.

24 5. That the Administrator is ordered to pay, pursuant to the terms of the Petition
25 for Distribution, the following amounts for the purposes stated, which amounts are determined to
26 be reasonable, to-wit:

27 \\

- 1 A. To JOHN E. MARVEL, Attorney at Law, the sum of \$1,229.00 to
 2 reimburse said firm for costs advanced and long distance telephone
 3 charges, fax charges, postage and photocopies;
 4 B. To JOHN E. MARVEL, Attorney at Law, the sum of \$7,000.00 as
 5 attorney's fees;
 6 C. Necessary costs of closing.

7 6. That the Administrator is ordered to timely file a Fiduciary Income Tax return
 8 for the Decedent as may be required and pay any tax due thereon and all costs incurred in the
 9 preparation of such return.


10 7. That the Administrator is ordered to timely file a final income tax return for the
 11 Decedent as may be required and pay any tax due thereon and all costs incurred in the preparation
 12 of such return.

13 8. That the property of said Estate as listed and described in Paragraph 11 of the
 14 Findings of Fact herein, be distributed to Decedent's only child, to wit: JACOB BROWN.

15 9. That any and all property in this Estate, of any name, nature, character, or kind,
 16 not hereinabove described nor inventoried and appraised, or which may be incorrectly described,
 17 which shall be within the jurisdiction of the Court and which was owned by the Deceased at the date
 18 of the death of the Deceased, be distributed to Decedent's only child, to wit: JACOB BROWN.

19 10. That the said GEORGE L. PARMAN, be dismissed and discharged as
 20 Administrator as of the date there has been filed herein all of the necessary receipts showing
 21 payments as herein ordered and distribution undergone all in accordance herewith.

22 DONE IN OPEN COURT this 24 day of December, 1998.

23 
 24 DISTRICT JUDGE

25 CERTIFIED COPY

26 The document to which this certificate is attached is a full, true
 and correct copy of the original on file and of record in my office.

27 Date: January 5, 1999
 JUANITA "ARTE" ROBB, Clerk of the Fifth Judicial District
 Court, in and for the County of Nye, State of Nevada.

28 By Margaret Zane Deputy

0 460934

Official Records Nye County Nevada
Requested By: John E. Marvel
01/11/99 2:33 PM
Naoma Lydon Recorder
Fee: \$13.00 State: \$
Dep: tp

BOOK 325 PAGE 001
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
John E. Marvel, atty
99 JAN 20 PM 1:07
EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES / 3.00

171765 BOOK 325 PAGE 007

Recording Date 1/20/99 Book 325 Page 001 Instrument # 171765

Real Property Transfer Tax Due \$ _____

If exempt, state reason. NRS 375.090, Section 11. Explain:

first degree of consanguinity.

ESCROW HOLDER

Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.

Margo Teague
Name (Please Print)

40556 W. Silver Suite 01
Address

City Elko State NV Zip 89801

Signature of Declarant

Name (Please Print)

Escrow Number

Firm Name

Address

City State Zip