

171765

FILED

1 CASE NO. PR 4561

2 DEPT NO.

DEC 24 10 25 AM '98

Janita C. Robb
CLERK

3
4 IN THE FIFTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
5 IN AND FOR THE COUNTY OF NYE
6

7 IN THE MATTER OF THE ESTATE OF

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

Deceased.

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

11
12 The Administrator of the above-entitled Estate having on the 11th day of December,
13 1998, rendered and filed herein a full Account of the administration of said Estate, which Account
14 was for final settlement, and having with said Account filed a Petition for Final Distribution of said
15 Estate, and made Application for Approval of Attorney's Fees; and said Account, Application and
16 Petition having come on regularly to be heard on the 14th day of December, 1998, at 9:30 a.m.;
17 properly executed Waivers of Notice of Hearing by all persons entitled to receive notice of the
18 settlement of said Account and of the hearing of said Application and Petition have been filed herein,
19 and the Court hereby finds:

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

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

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

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

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

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

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

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

13 6. That the Deceased died intestate.

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

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

23 9. That the names, relationship, ages and residences of the heirs-at-law of the
24 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
2 Reno, NV 89503

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

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

7 CASH ON HAND (Wells Fargo): \$3,741.24

8 REAL PROPERTY:

9 PARCEL 1:

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

12 Parcel H of Parcel D as shown on that certain Parcel Map for E. A. and
13 L. C. Rasmussen, filed in the Official Records of Eureka County,
14 Nevada on the fifteenth day of February, 1989, as Document Number
15 126446, a portion of Lot 2, Parcel F, of the Large Division Map of the
16 E 1/2 S 17, T 20 N, R 53 E, MDB&M. Assessors Parcel Number 07-393-
17 15.

18 Together with all buildings and improvements situate thereon.

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

\$25,000.00

22 PARCEL 2:

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

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

27 Parcel No. 1 of File Map No. 74593, this is a 8.93 acre parcel; Parcel No.
28 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.

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

\$70,000.00

4 OTHER PERSONAL PROPERTY:

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

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

- 8 1990 Dodge W250 (VIN 1B7KM2687LS608712) \$ 5,578.00
- 9 1991 Chevrolet Geo Metro (VIN 2C1MR2467M6702683) \$ 1,950.00
- 10 1974 W-W FW Horse Trailer (VIN 029732) \$ 1,800.00
- 11 1990 Bronco FW Horse Trailer (VIN 46YSP1322L1036607) \$ 3,500.00

12 C. Appraisal by RAY CONNELLY consisting of the following:

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

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

16 Miscellaneous personal belongings and effects and household furniture and furnishings.

Nominal Value

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

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

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

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

27 ///

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 ///

88PP

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

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

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

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

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

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

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

John P. Dan

 DISTRICT JUDGE

CERTIFIED COPY

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.

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

By: Margaret Zane Deputy

0 460934

COPY

Official Records Nye County Nevada
Requested By: John E. Marvel
01/11/99 2:33 PM
Naoma Lydon Recorder 0 460934
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

DECLARATION OF VALUE

Recording Date 1/20/99 Book 325 Page 001 Instrument # 171965

Full Value of Property Interest Conveyed \$ _____

Less Assumed Liens & Encumbrances - _____

Taxable Value (NRS 375.010, Section 4) \$ _____

Real Property Transfer Tax Due \$ _____

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

first degree of consanguinity.

INDIVIDUAL

Under penalty of perjury, I hereby declare that the above statements are correct.

Margo Teague
Signature of Declarant

Margo Teague
Name (Please Print)

40555 W. Silver Suite 101
Address

Elko NV 89801
City State Zip

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.

Signature of Declarant

Name (Please Print)

Escrow Number

Firm Name

Address

City State Zip