

APN # 005-010-22

EUREKA COUNTY, NV

2017-233926

Rec \$35 00

Total \$35 00

10/16/2017 04:37 PM

PATTI CHRISTENSEN

Pgs=6

Recording Requested By:

Name Patti H. Christensen

Address PO Box 243

City/State/Zip Lund, NV 89317



00000174201702339260060060

LISA HOEHNE, RECORDER

Order Approving First and Final
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fees applies)

FILED

2017 SEP 25 AM 10: 23

MISSY GEELENE
WHITE PINE COUNTY CLERK

BY Du

1 Case No.: PR-1703007

2 Dept. No. 1

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7 **IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF**
8 **NEVADA, IN AND FOR THE COUNTY OF WHITE PINE**

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10 * * * * *

11 **IN THE MATTER OF THE ESTATE)**
12 **OF)**
13 **EDWARD JOHN WEISBROT,)**
14 **DECEASED)**
15 _____)

ORDER APPROVING FIRST AND
FINAL ACCOUNT, PETITION FOR
DISTRIBUTION, TO FIX
ATTORNEY'S FEES, AND FOR
DISCHARGE

16 The verified First and Final Account, Petition for Distribution, to Fix Attorney's Fees,
17 and for Discharge of LOIS ELIZABETH HARTWELL and PATTI H. CHRISTENSEN,
18 Co-Administratrixes coming on regularly for hearing this 25th day of September,
19 2017, and due proof having been made to the satisfaction of this Court, and the Court so finding
20 that the Clerk has given notice in all respects according to law; and DYLAN V. FREHNER, ESQ,
21 Counsel for said Administratrixes of said Estate, being personally present in Court, and no
22 objections having been filed to said First and Final Account, Petition for Distribution, to Fix
23 Attorney's Fees and For Discharge;
24

25 THE COURT NOW FINDS that EDWARD JOHN WEISBROT, died testate on the 1st
26 day of July, 2016, in the City of Ely, County of White Pine, State of Nevada and was at the
27

DYLAN V. FREHNER
Attorney at Law
P.O. Box 517
Pioche, Nevada 89043
Telephone (775) 962-5533 Facsimile (775) 549-9586

1 date of death a resident of the Town of Baker, County of White Pine, State of Nevada, leaving
2 certain real and personal property within the jurisdiction of this Court; that LOIS
3 ELIZABETH HARTWELL and PATTI H. CHRISTENSEN were appointed by the above-
4 entitled Court as Co-Administratrixes of the Estate of said Decedent on the 24th day of April,
5 2017, said Co-Administratrixes qualified and Letters of Administration were issued to them,
6 which Letters have never been revoked, and the said LOIS ELIZABETH HARTWELL and
7 PATTI H. CHRISTENSEN ever since have been and still are now the duly appointed, qualified
8 and acting Co-Administratrixes of the Estate of EDWARD JOHN WEISBROT, Deceased. That
9 said Decedent left a Last Will and Testament executed on September 17, 2015, a copy of said
10 Last Will and Testament has been filed with the Clerk of the Court.
11

12 THE COURT FURTHER FINDS:

13 That Notice to Creditors was published in The Ely Times, a newspaper of general
14 circulation, printed and published in the City of Ely, County of White Pine, State of Nevada
15 for the time and in the manner required by statute, due proof of publication being on file herein
16 and no claims were filed against the Estate.
17

18 That due to the value of said Estate, it is not necessary for said Administratrixes to
19 file a Federal Estate Tax Return nor a Federal Fiduciary Tax Return.

20 That the names, relationships and residences of the heirs of said decedent and the
21 ages of anyone who is a minor, so far as known to your Petitioner are as follows:

<u>NAME AND ADDRESS</u>	<u>AGE</u>	<u>RELATIONSHIP</u>
22 LOIS ELIZABETH HARTWELL 23 1015 North Main Street 24 Williamstown, New Jersey 08094 25	Over 21	Daughter

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That the Co-Administratrixes, LOIS ELIZABETH HARTWELL and PATTI H. CHRISTENSEN, have performed all duties and services required of them as Co-Administratrixes of said Estate and are entitled to compensation for their administration but have declined to accept the same; that DYLAN V. FREHNER, ESQ., has rendered legal services to the Co-Administratrixes and to the Estate and is entitled to compensation therefor and that said Attorney has agreed with the Co-Administratrixes that a fee in the sum of TEN THOUSAND SIX HUNDRED SEVENTY DOLLARS (\$10,670.00) is a reasonable and proper subject the approval by the above-entitled Court; that said Attorney has been paid the sum of FOUR THOUSAND DOLLARS (\$4,000.00) as costs, expenses and attorney fees in connection with his representation of the Co-Administratrixes of the Estate; and

That the Estate is now in a condition to be settled and distributed pursuant to said First and Final Account, Petition for Distribution, to Fix Attorney's Fees and For Discharge;

From the foregoing, the Court makes its Order as follows:

ORDER

IT IS HEREBY ORDERED that said First and Final Account be, and the same is hereby allowed, approved and settled, and found correct in all respects;

IT IS HEREBY FURTHER ORDERED that after the payment of the fees herein, that the residue of said Estate of EDWARD JOHN WEISBROT, deceased be distributed to

LOIS ELIZABETH HARTWELL:

PERSONAL PROPERTY

2005 Chevrolet Silverado Pickup Truck VIN # 1GCHK29U95E193502	\$4,000.00
2007 POLS POLRXP VIN # 4XARH68A17236692	\$1,000.00

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2005 LAMR GOSENECK TRAILER VIN # 5RVGF25215M001277	\$3,500.00
1978 Ford 550 Loader/Backhoe VIN # C559368 Model DF211F	\$4,000.00
Van Guard Account #09861931584	\$361,044.20

REAL PROPERTY

Situate in the County of Eureka, State of Nevada APN# 005-010-22	\$10,000.00 (Approximate)
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Parcel 1, 2, 3 and 4 as shown on that certain Parcel Map for JAMES M. AND HELEN M. KLINE filed in the Office of the County Recorder of Eureka County, State of Nevada, on September 6, 1996, as File No. 164520, being a portion of the S1/2 SE1/4 of Section 8, Township 31 North, Range 48 East, MDB&M.

EXCEPTING THEREFROM all geothermal rights, by-products of geothermal rights, and all gas, oil, hydrocarbon and other mineral rights pertaining to said property.

RESERVING to the first parties a 60' roadway access easement more particularly described as follows:

An easement for the purpose of ingress and egress located in Section 8, Township 31 North, Range 48 East, MDB&M., Eureka County, Nevada, and being a portion of Parcel No. 4 as shown on a Parcel Map for James M. & Helen M. Kline on file in the Office of the Eureka County Recorder, Eureka, Nevada, as File No. 164520, more particularly described as follows:

Beginning at the Northeast corner of said Kline Parcel No. 4, a point also being on the East line of said Section 8 from which the East 1/4 corner of said Section 8 bears N. 00°46'00" W., 1329.47 feet, a point being Corner No. 1, the True Point of Beginning;

Thence S. 89°41'09" W., 60.00 feet along the North line of said Kline Parcel No. 4 to Corner No. 2;

Thence S. 00°46'00" E., 54.72 FEET TO Corner No., 3, a point being on the Northerly right of way of Eureka County Road M-116 as shown on said Kline Parcel Map;

Thence N. 75°29'52" E., 61.77 feet along the said Northerly right of way of Eureka County Road M 110 to Corner No. 4, a point also being on the said East line of Section 8 and the East line of said Kline Parcel No. 4;

Thence N. 00°46'00" W., 39.58 feet along the said East line of said Section 8 and the East line of said Kline Parcel No. 4 to Corner No. 1, the point of beginning, containing 2829 square feet, more or less.

1 SUBJECT to all exceptions, reservations, restrictions, restrictive covenants, assessments,
2 easements, rights and rights of way of record.

3 TOGETHER with any and all buildings and improvements situate thereon.
4 TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or
5 appertaining, and the reversion and reversions, remainder and remainders, rents, issues and
6 profits thereof.

7 TOTAL VALUE OF REAL AND PERSONAL PROPERTY \$383,544.20

8 IT IS HEREBY FURTHER ORDERED that LOIS ELIZABETH HARTWELL and
9 PATTI H. CHRISTENSEN, Co-Administratrixes, pay the following expenses:


10 Attorney Fees and costs to DYLAN V. FREHNER, ESQ., as and for services rendered in the
11 sum of ELEVEN THOUSAND SIX HUNDRED EIGHTY DOLLARS (\$11,680.00).

12 IT IS HEREBY FURTHER ORDERED that at such time as said Co-Administratrixes
13 have made all proper transactions in accordance with this Order, and has paid all expenses
14 pursuant to this Order, that Petitioners be discharged from their trust.

15
16 DONE AND DATED this 25 day of September, 2017.

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18 
19 _____
20 DISTRICT JUDGE

21 Respectfully Submitted:

22 
23 _____
24 DYLAN V. FREHNER, Esq.
25 P.O. Box 517
26 Pioche, Nevada 89043
27 Nevada Bar #9020
28

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: 10/4/17

Nichole Baldwin, Clerk of the Seventh Judicial
District Court in and for the County of
White Pine, State of Nevada.

By Lois Hartwell, Deputy