

EUREKA COUNTY, NV

2024-251619

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HOLLEY DRIGGS, LTD

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**APN# 005-220-04 & 005-030-11**

(11 digit Assessor's Parcel Number may be obtained at:  
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**TITLE OF DOCUMENT**

(DO NOT Abbreviate)

**Order Approving First and Final Report, Account,  
Petition for Fees and Petition for Final Distribution**

**Document Title on cover page must appear EXACTLY as the first page of the document  
to be recorded.**

**RECORDING REQUESTED BY:**

**Audrey Damonte, Esq.**

**RETURN TO: Name Audrey Damonte, Esq., Holley Driggs, Ltd.**

**Address 800 S. Meadows Parkway, Suite 800**

**City/State/Zip Reno, Nevada 89521**

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

**Name Sharon Bartelheim, Janice Baldwin and Judy Mangold**

**Address 15 Starburst Circle**

**City/State/Zip Sparks, Nevada 89441**

This page provides additional information required by NRS 111.312 Sections 1-2.

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**IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**

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**IN AND FOR THE COUNTY OF WASHOE**

8

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In the Matter of the Estate of:

Case No. PR22-00906

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LUCIA POLLEY JONES, aka

Dept. PR

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LUCIA E. JONES, aka

12

LUCIA JONES,

Deceased.

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**ORDER APPROVING FIRST AND FINAL REPORT, ACCOUNT, PETITION FOR FEES AND PETITION FOR FINAL DISTRIBUTION**

15

JANICE BALDWIN and SHARON BARTELHEIM, Personal Representatives of the

16

Estate of LUCIA POLLEY JONES, also known as LUCIA E. JONES and LUCIA JONES,

17

by and through their counsel, AUDREY DAMONTE, ESQ., HOLLEY, DRIGGS, LTD.,

18

having filed their FIRST and FINAL REPORT and ACCOUNT and PETITION FOR FEES

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and PETITION FOR FINAL DISTRIBUTION, and the Court having read the papers and

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pleadings filed herein, reviewed the evidence, and considered the matter and it

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appearing:

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DECEDENT

That LUCIA E. JONES, aka LUCIA JONES, aka LUCIA POLLEY JONES, hereinafter called Decedent, died testate, on or about September 23, 2022, in the City of Sparks, County of Washoe, State of Nevada, being at the time of her death a resident of City of Sparks, County of Washoe, State of Nevada. leaving certain real and personal property subject to the jurisdiction of this Court.

LAST WILL AND TESTAMENT

The Last Will and Testament of LUCIA E. JONES dated August 8, 1996, was admitted to probate by Order entered on January 13, 2023.

PERSONAL REPRESENTATIVE

That Petitioners, SHARON BARTELHEIM and JANICE BALDWIN, were appointed Personal Representative of the Estate of LUCIA POLLEY JONES, also known as LUCIA E. JONES and LUCIA JONES on January 13, 2023. They qualified and Letters Testamentary were issued to them accordingly, and they presently serve in said capacity.

HEIRS AND NEXT-OF-KIN

That the names, relationships, ages, and residences of the heirs and next-of-kin of Decedent, so far as known to the Petitioner, are as follows:

Name	Relationship	Age	Address
AMANDA K. JONES, aka AMANDA WILLIAMSON	Daughter	Adult	5200 Los Altos Pkwy, Apt. 238 Sparks, NV 89436
SHARON BARTELHEIM	Daughter	Adult	15 Starburst Circle Sparks, NV 89441

1	JUDY MANGOLD (aka JUDY TIDWELL)	Daughter	Adult	1282 S. Oak Ontario, CA 91762
2	JANICE BALDWIN	Daughter	Adult	3174 Rimini Drive Sparks, NV 89434
3				
4				

5 LEGATEES AND DEVISEES

6 That the legatees and devisees, so far as known to the Petitioners, are as follows:

7	Name	Relationship	Age	Address
8	AMANDA K. JONES, aka AMANDA WILLIAMSON	Daughter	Adult	5200 Los Altos Pkwy, Apt. 238 Sparks, NV 89436
9	SHARON BARTELHEIM	Daughter	Adult	15 Starburst Circle Sparks, NV 89441
10	JUDY MANGOLD (aka JUDY TIDWELL)	Daughter	Adult	1282 S. Oak Ontario, CA 91762
11	JANICE BALDWIN	Daughter	Adult	3174 Rimini Drive Sparks, NV 89434
12				
13				
14				

15 INVENTORY AND APPRAISEMENT

16 That pursuant to NRS 144.010, an Inventory and Record of Value and Oath of  
 17 Representative was filed herein on September 18, 2023, reflecting a total amount of  
 18 \$533,287.78. The Court is hereby requested to acknowledge and confirm said  
 19 Inventory and Record of Value and Oath of Representative.

20 FIRST AND FINAL ACCOUNT OF GENERAL ADMINISTRATION

21 That attached to the First and Final Report as **Exhibit 1** and incorporated therein by  
 22 reference is the First and Final Account of the Estate of LUCIA POLLEY JONES, also  
 23 known as LUCIA E. JONES and LUCIA JONES, Deceased.

1 NOTICE TO CREDITORS

2 That a Notice to Creditors of Decedent has been duly given and published and proof  
3 of said publication filed was herein on March 1, 2023. The Notice to Creditors required  
4 creditors to present their respective claims within ninety (90) days from the date of  
5 first publication of the Notice to Creditors. That publication was made on January 27,  
6 2023, February 3, 2023 and February 10, 2023 in the Reno Gazette Journal in the  
7 time and in the manner required by law. That the time for presenting claims against  
8 Decedent's Estate, as fixed by the Notice to Creditors, has since expired, and no claims  
9 were filed in the Estate. The time within which a claim may be made on this Estate  
10 has now passed. Any future claims are time barred pursuant to NRS 147.040.

11 TAX RETURNS

12 All tax returns have been filed or will be filed by the Personal Representatives and all  
13 tax obligations have been paid or will be paid.

14 PERSONAL REPRESENTATIVE COMPENSATION

15 That the Personal Representatives, SHARON BARTELHEIM and JANICE BALDWIN,  
16 have rendered services to the estate as Personal Representatives and hereby decline  
17 to seek fees for such services.

18 ATTORNEY'S FEES

19 That the Personal Representatives engaged the services of AUDREY DAMONTE, ESQ.  
20 and HOLLEY, DRIGGS, LTD. as attorneys for the Estate and the Personal  
21 Representatives. The Personal Representatives have agreed to pay HOLLEY DRIGGS,  
22 LTD. attorneys; fees for services rendered in accordance with NRS 150.060(4) based  
23 upon the value of \$533,287.78, in the amount of \$13,665.75.

1 The attorneys for the Personal Representatives hereby seek the sum of Thirteen  
2 Thousand Six Hundred Sixty-five Dollars and 75/100 (\$13,665.75) as provided in  
3 their Retainer Agreement, a copy of which is on file herein.

4 ATTORNEY'S COSTS

5 There following are attorneys' costs due. The attorneys for the Personal  
6 Representatives hereby seek the sum of Two Thousand Four Hundred Twenty Four  
7 Dollars and 50/100 (\$2,424.50).

8 Filing Fee	\$522.50
9 Publication Costs	1,716.00
10 Postage	27.00
11 Certification Fees	30.00
12 Recording Fees	129.00
13 <b>TOTAL COSTS</b>	<b>\$2,424.50</b>

14 REPORT AND FINAL DISTRIBUTION

15 That the estate is ready and in a condition to be fully distributed. It is hereby  
16 requested that, in accordance with the Agreement to Alter Interests filed herein, the  
17 Personal Representatives be authorized to distribute the following real property in the  
18 County of Eureka, State of Nevada bounded and described as follows to JANICE  
19 BALDWIN, SHARON BARTELHEIM and JUDY MANGOLD:

20 Address:  
21 N2 Lot 11 142 SW 4 SW 4; APN: 005-070-14  
22 Vacant Land

23 Address:  
W2 SW 4 SW4; W 2 E 2 SW 4 SW 4, APN: 005-220-04  
Vacant Land

Address:  
OT31N, R48E, Sec. 9 W. 2, Lot 4; APN 005-030-11  
Vacant Land

1 It is also hereby requested that the Personal Representatives be authorized to  
2 distribute the remaining assets of the Estate to JANICE BALDWIN, SHARON  
3 BARTELHEIM, JUDY MANGOLD and AMANDA K. JONES, in accordance with the  
4 Agreement to Alter Interests attached to the First and Final Report as **Exhibit 3**.

5 That beneficiary, AMANDA K. JONES, also known as AMANDA WILLIAMSON  
6 has requested that a portion of her distribution be paid to PROBATE ADVANCE, LLC.  
7 and that the Personal Representatives be authorized and directed to do so. Although  
8 the Estate has no agreement with PROBATE ADANCE, LLC and therefore is not  
9 obligated to pay any funds directly to them, the beneficiary is requesting this payment  
10 and the Personal Representatives herewith seek approval for same. An  
11 Acknowledgement and Consent executed by the beneficiary shall be filed herein.

12  
13 **NOW THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:**

- 14 1. That the Inventory and Appraisal filed herein is confirmed, ratified,  
15 and approved;
- 16 2. That the First and Final Account of the Personal Representatives filed  
17 herein is confirmed, ratified, approved, and settled;
- 18 3. That the First and Final Report of Personal Representatives filed herein  
19 is confirmed, ratified, approved, and settled;
- 20 4. That the Personal Representatives are authorized and directed to make  
21 payment to HOLLEY DRIGGS, LTD. for attorneys' fees in the amount of Thirteen  
22 Thousand Six Hundred Sixty-five Dollars and 75/100 (\$13,665.75) pursuant to NRS  
23 150.060(4);

1           5.     That the Personal Representatives are authorized and directed to make  
2 payment to HOLLEY DRIGGS, LTD. for their costs in the amount of Two Thousand  
3 Four Hundred Twenty Four Dollars and 50/100 (\$2,424.50);

4           6.     That the Personal Representatives are authorized and directed to  
5 distribute the following real property in the County of Eureka, State of Nevada  
6 bounded and described as follows to JANICE BALDWIN, SHARON BARTELHEIM and  
7 JUDY MANGOLD:

8           Address:  
9           N2 Lot 11 142 SW 4 SW 4; APN: 005-070-14  
10           Vacant Land

11           Address:  
12           W2 SW 4 SW4; W 2 E 2 SW 4 SW 4, APN: 005-220-04  
13           Vacant Land

14           Address:  
15           OT31N, R48E, Sec. 9 W. 2, Lot 4; APN 005-030-11  
16           Vacant Land

17           7.     That the Personal Representatives are authorized and directed to  
18 distribute all of the remaining assets of the Estate to JANICE BALDWIN, SHARON  
19 BARTELHEIM, JUDY MANGOLD and AMANDA K. JONES, in accordance with the  
20 Agreement to Alter Interests filed herein.

21           8.     That the Personal Representatives are authorized and directed to  
22 distribute a portion of the share of beneficiary AMANDA K. JONES also known as  
23 AMANDA WILLIAMSON to Probate Advance, LLC pursuant to her request; and

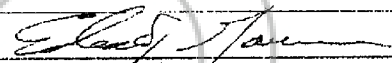


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9. That the Personal Representatives, SHARON BARTELHEIM and JANICE BALDWIN, shall be discharged from further trust and liability in this matter upon the filing of the proper documents following full distribution herein.

DATED this 17th day of November 2023.

**IT IS SO RECOMMENDED.**

  
PROBATE COMMISSIONER

**IT IS SO ORDERED.**

  
DISTRICT JUDGE

COPY

CERTIFIED COPY

This document is a full, true and correct copy of the original on file and of record in my office, these letters have never been revoked, or set aside, and are still in full force and effect.

DATE: 12/01/2023

ALICIA L. LERUD, Clerk of the Second Judicial District Court, in and for the County of Washoe, State of Nevada

By: [Signature] Deputy