

Official Record

Recording requested By
RUSSELL K. BOWLER

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$18.00

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RPTT:

Recorded By: DP

Book- 247 Page- 0312

APN: 01-101-06
01-171-02
01-181-01



0133469

Type of Document:

**ORDER FOR APPROVAL OF FIRST AND FINAL ACCOUNT, FOR
APPROVAL OF ATTORNEY'S FEES, AND FOR FINAL DISTRIBUTION OF
ESTATE**

Recording Requested By:

**RUSSELL K. BOWLER
BOWLER DIXON & TWITCHELL LLP**

Return to:

**RUSSELL K. BOWLER
BOWLER DIXON & TWITCHELL LLP
400 N. Stephanie St., Suite 235
Henderson, Nevada 89014**

Mail Tax Statements to:

**Sylvia Kearns
P.O. Box 1362
Dolan Springs, AZ 86411**

1 **ORDR**
2 **RUSSELL K. BOWLER**
3 **NEVADA BAR NO. 6574**
4 **BOWLER DIXON & TWITCHELL LLP**
5 **400 N. STEPHANIE ST., SUITE 235**
6 **HENDERSON, NV 89014**
7 **(702) 436-4333**
8 **ATTORNEYS FOR PETITIONER**

2009 JAN 23 AM 9:50
LINCOLN COUNTY, NEVADA
[Signature]

7 **SEVENTH JUDICIAL DISTRICT COURT**
8 **LINCOLN COUNTY, NEVADA**

9 In the Matter of the Estate of
10 **JOHN ALLEN KEARNS, a/k/a**
11 **JOHN A. KEARNS, a/k/a**
12 **JOHN KEARNS,**
13 **Deceased.**

Case No.: PR061007
Dept. No.: 1

14 **ORDER FOR APPROVAL OF FIRST AND FINAL ACCOUNT, FOR APPROVAL OF**
15 **ATTORNEY'S FEES, AND FOR FINAL DISTRIBUTION OF ESTATE**

16 Date of hearing: September 12, 2008
17 Time of hearing: 9:30 a.m.

18 Sylvia Kearns and Justin J. McAfee's (the "Petitioners") *Petition for Approval of First*
19 *and Final Account, for Approval of Attorney's Fees, and for Final Distribution of Estate,* came
20 on regularly for hearing on September 12, 2008. Notice of hearing has been duly given as
21 required by law, and the Court having heard the evidence finds that the facts alleged in the
22 petition are true and correct and that the petition ought to be granted.

24 **IT IS THEREFORE ORDERED AND DETERMINED BY THE COURT as follows:**

- 25 **A. That the first and final account is approved, confirmed, allowed, and settled.**
- 26 **B. That all creditors who did not file claims, if any, are forever bared from bringing**
27 **their claims.**

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1 C. The Petitioners are authorized to pay the sum of \$5,000.00 to the law firm of
2 Bowler Dixon & Twitchell LLP, as and for attorney's fees, together with the further sum of
3 \$262.14 for reimbursement of costs advanced on behalf of the estate, ~~together with further~~
4 ~~closing fees and costs that may accrue.~~ 50

6 D. The Petitioners are directed to convey the real property commonly know as
7 APN 01-101-06 by an Administrator's Deed as follows: a one-third (1/3) interest to Terry
8 Kearns, a one-third (1/3) interest to Jackie Kearns Morris, a one-ninth (1/9) interest to Dustin
9 Brinkerhoff, a one-ninth (1/9) interest to Marci Martinez and a one-ninth (1/9) interest to Darci
10 Caldwell, all as tenants in common. The legal description of this property is as follows:

12 The land referred to herein is situated in the State of Nevada, County of Lincoln,
13 described as follows:

14 Lots 20, 21, 22, and 23 in Block 18 in the TOWN OF PIOCHE, Lincoln County,
15 Nevada as said lot and block are platted and described on the Official Plat of said Town
16 of Pioche, now on file and of record in the Office of the County Recorder of said
17 Lincoln County, Nevada and to which plat and the records thereof reference is hereby
18 made for further particular description.

19 E. The Petitioners are directed to convey the estate's one-fourth (1/4) interest in
20 real property commonly known as APN 01-171-02 (Parcel One) and APN 01-181-01 (Parcel
21 Two) to Sylvia Kearns. The legal description of this property is as follows:

22 **PARCEL ONE:**

23 A parcel of land situate within the East Half (E1/2) of Section 22, Township 1 North,
24 Range 67 East, Mount Diablo Meridian.

25 Beginning at the Northeast Corner of this parcel from which the Northeast Corner of
26 said Section 22 bears North 01°43'29" East a distance of 1,190.77 feet thence South 01
27 ° 43'29" West following said Section Line a distance of 1,237.23 feet thence North 83
28 ° 32' West a distance of 92.0 feet; thence South 40 ° 44' West a distance of 1,200.00
feet thence North 83 ° 30' West a distance of 280.00 feet; thence North 25 ° 30' East a
distance of 410.00 feet; thence North 83 ° 30' West a distance of 32.00 feet; thence
North 21 ° 51' West a distance of 520.00 feet; thence North 06° West a distance of
98.68 feet; thence South 85 ° 43'40" East a distance of 309.45 feet; thence North 04 °
29'24" East a distance of 125.00 feet; thence North 85 ° 43'40" West a distance of

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40.2 feet; thence North 04 ° 29'24" East a distance of 148.17 feet; thence South 82 ° 39'58" East a distance of 51.90 feet; thence North 04 ° 29'24" East a distance of 190.58 feet; thence South 82 ° 39'58" East a distance of 436.66 feet; thence North 06 ° 42'05" East a distance of 472.42 feet; thence South 66 ° 34'59" East a distance of 210.86 feet; thence North 28 ° 33'46" East a distance of 440.77 feet to the Northeast Corner which is the Point of Beginning.

ASSESSOR'S PARCEL NUMBER 01-171-02

PARCEL TWO:

A parcel of land situate within the Northeast Quarter (NE1/4) of Section 22, Township 1North, Range 67 East, Mount Diablo Meridian.

Beginning at the Northeast Corner of this parcel from which the Northeast Corner of said Section 22 bears North 01 ° 43'29" East a distance of 932.00 feet; thence South 01 ° 43'29" West following said Section Line a distance of 162.46 feet; thence North 64 ° 33'16" West a distance of 185.11 feet to the Northwest Corner of the Public Cemetery, thence South 28 ° 39'50" West a distance of 487.82 feet; thence North 06 ° 42'05" East a distance of 137.61 feet; thence North 67 ° 47'28" West a distance of 140.24 feet; thence North 14 ° 39'56" East a distance of 481.71 feet; thence South 70 ° 00' East a distance of 423.39 feet to the Northeast Corner which is the point of beginning.

ASSESSOR'S PARCEL NUMBER 01-181-01

F. The Petitioners are authorized to distribute the Nevada Bank and Trust Account #1013291, the four old and non-operational vehicles (1977 Ford Pickup Truck, VIN #F26SC025251, 1982 Chevrolet Pickup Truck, VIN #1GCCS14B6C8139564, 1959 Ford Vehicle, VIN #H9YH120028, and 1959 Ford Convertible, VIN #B9RW131431) and all other assets of the estate, if any, to Sylvia Kearns.

G. That upon making the foregoing distributions and upon filing the appropriate tax returns, if any, and receipts, Petitioners are discharged from further responsibilities as such Co-Administrators, and that the estate shall then be closed.

DATED this 20th day of January, 2009.

Steve L. Dabrowski
DISTRICT COURT JUDGE



1 Prepared and submitted by:

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RUSSELL K. BOWLER, ESQ.

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Nevada Bar No. 6574

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Attorneys for Estate

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This document to which this certificate is attached is a full, true and correct copy of the original, on file and record in the County Clerks Office, Placer Nevada.

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In witness whereof, I have hereunto set my hand and affixed the Seal of the Seventh Judicial District Court in and for the County of Lincoln, State of Nevada, this 23rd day of January 2009

28


Clerk

BOWLER DIXON & TWITCHELL LLP
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Henderson, Nevada 89014