

Official Record

Recording requested By  
DYLAN FREHNER

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$18.00 Page 1 of 5  
RPTT: Recorded By: DP  
Book- 273 Page- 0664

APN 12-23D-09

APN \_\_\_\_\_

APN \_\_\_\_\_



*ORDER SETTING FIRST Final Account For Approval of Attorney's  
FEES, AND FOR DECREE* Title of Document *OF Final Distribution.*

Affirmation Statement

\_\_\_\_\_ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

\_\_\_\_\_ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: \_\_\_\_\_

(State specific law)

*Dylan Frehner* - Attorney  
Signature Title

*Dylan Frehner*  
Print

*8/24/12*  
Date

Grantees address and mail tax statement:

*Penny Probert*  
*429 Fiesku Circle*  
*Irving Tx 75063*



Case No.: PR-0203012

FILED

2012 AUG 24 AM 10:49

IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
IN AND FOR THE COUNTY OF LINCOLN

IN THE MATTER OF THE  
ESTATE OF:

LEROY CHRISTIAN AANERUD,  
Deceased.

\*\*\*\*\*

ORDER SETTLING FIRST AND FINAL  
ACCOUNT, FOR APPROVAL OF  
ATTORNEYS' FEES, AND FOR  
DECREE OF FINAL DISTRIBUTION

PEGGY PUCKETT and CLEO SCHULTZ, Co-Administrators of the Estate of LEROY CHRISTIAN AANERUD, Deceased, having filed Petition for Settlement of First and Final Account, for Approval of Attorneys' Fees, and for Decree of Final Distribution of the Estate, the Petitioners having come on regularly for hearing the 14<sup>th</sup> day of August, 2012, and no person having appeared to contest the Petition, the Court now finds as follows:

1. Notice of the Hearing of the Petition has been regularly given as prescribed by law or Waiver of Notice of Hearing signed and filed with the Lincoln County Clerk.
2. All acts and transactions of the Co-Administrators of the Estate of LEROY CHRISTIAN AANERUD, Deceased, during the period of the account are accurately shown and should be approved, and all of the allegations of the Petition are true. The Account is complete and correct and should be approved as filed.
3. LEROY CHRISTIAN AANERUD, died intestate on January 31<sup>st</sup>, 2012, in Caliente, Lincoln County, Nevada, and was at the time of death a resident of Caliente, Nevada.
4. LEROY CHRISTIAN AANERUD left three heirs, namely his three daughters, PEGGY PUCKETT, CHRISTINE L. PEASLEE and CAREY BROUILLETTE.
5. On February 24, 2012 PEGGY PUCKETT was appointed Co-Administrator of the Decedent's estate and qualified as such on that date. PEGGY PUCKET has been a Co-Administrator of the Decedent's estate since that time.

DYLAN V. FREINER  
ATTORNEY AT LAW  
A Professional Corporation  
P.O. Box 517  
Pioche, Nevada 89043  
Telephone (775) 962-5533 - Facsimile (775) 549-9586

DYLAN V. FREHNER  
ATTORNEY AT LAW  
A Professional Corporation  
P.O. Box 517  
Princetn, Nevada 89043  
Telephone (775) 962-5533 Facsimile (775) 549-9586

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

6. On February 24, 2012 CLEO SCHULTZ was appointed Co-Administrator of the Decedent's estate and qualified as such on that date. CLEO SCHULTZ has been a Co-Administrator of the Decedent's estate since that time.
7. Notice to creditors has been given as required by law, the time for filing or presenting claims has expired, and the estate is now in a condition to be closed. One claim was filed by Co-Administrator CLEO SCHULTZ in the amount of \$36,288.00, which claim was contested and presented to the Court at the August 14, 2012 hearing. At the hearing, the Court found that there was an implied contract for services between CLEO SCHULTZ and the deceased. The Court further found that the claim should be compensated as follows: \$24,000.00 for services rendered over three months and \$9,000.00 for companionship over three months for a total of \$33,000.00 to be paid prior to the distribution of the estate.
8. A Federal Estate Tax Return is not required for the estate, but the estate will file a 1099 to account for income associated with the claim approved by the Court in Paragraph 6 above.
9. Petitioners are entitled to a statutory personal representative's commission in the amount of \$12,750.03, which was accounted for as follows and in accordance with NRS 150.020:

For the first \$15,000.00 at a rate of 4%	\$600
For the next \$85,000.00 at a rate of 3 %	\$2550
For all above \$100,000.00 at a rate of 2%	
<u>(\$613,001.72 - \$33,000.00 -\$100,000.00)</u>	<u>\$9600.03</u>
Total	\$12750.03
- At the August 14, 2012 hearing, the Court determined that Co-Administrator PEGGY PUCKETT was entitled to 75% of the compensation and she effectively waived her right to her portion of the compensation. The Court found that Co-Administrator CLEO SCHULTZ was entitled to 25% of the compensation, which amounted to \$3,187.51 after the deduction of the claims.
10. Attorney's fees for Dylan V. Frehner, Esq. in representation of Co-Administrators is reasonable and capped at \$10,000.00 as agreed upon by the parties.
11. Distribution of the assets of the estate should be ordered as specified below.

BASED UPON THE FOREGOING, and good cause appearing the Court hereby orders the following:



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**DYLAN V. FREHNER**  
ATTORNEY AT LAW  
A Professional Corporation  
P.O. Box 517  
Reno, Nevada 89043  
Telephone (775) 962-5533 Facsimile (775) 549-9586

**IT IS HEREBY ORDERED** that claim of CLEO SCHULTZ is approved in the amount of \$33,000.00 and shall be paid by the estate prior to final distribution.

**IT IS HEREBY FURTHER ORDERED** that the administration of the estate of LEROY CHRISTIAN AANERUD, Decedent, is settled, allowed and approved as filed, without further accounting.

**IT IS HEREBY FURTHER ORDERED** that the First and Final Account of the Executor is settled, allowed and approved as filed with the inclusion of the one claim in the amount of \$33,000.00 for CLEO SCHULTZ.

**IT IS HEREBY FURTHER ORDERED** that all acts and transactions of the Co-Administrators as disclosed in the First and Final Account are confirmed and approved.

**IT IS HEREBY FURTHER ORDERED** that the Co-Administrator CLEO SCHULTZ of the estate of LEROY CHRISTIAN AANERUD is entitled to a statutory personal representative's fee in the amount of \$3,187.51.

**IT IS HEREBY FURTHER ORDERED** that the Co-Administrators are authorized and directed to pay DYLAN V. FREHNER, Esq., the attorney for the Co-Administrators the sum of Ten Thousand Dollars (\$10,000.00) as reasonable compensation for legal services rendered during the administration of the estate.

**IT IS HEREBY FURTHER ORDERED** that the Administrators file appropriate tax documentation for payment of claims, administrative fees and attorney's fees.

**IT IS HEREBY FURTHER ORDERED** that the real property of LEROY CHRISTIAN AANERUD, described as APN # 12-230-09, commonly known as HC-34 Box 44 Caliente, NV 89008 and further described as:

Parcel 4A of that certain parcel map recorded March 27, 1996 in the office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 478 as File No. 105004, Lincoln County, Nevada records.

is hereby conveyed to PEGGY PUCKETT, CHRISTINE L. PEASLEE and CAREY BROUILLETTE in equal shares as tenants in common.

**IT IS HEREBY FURTHER ORDERED** that the 1989 Cadillac Fleetwood, VIN #1G6CB1158K4256845 is hereby conveyed to PEGGY PUCKETT.



1 **IT IS HEREBY FURTHER ORDERED** that the 2006 Toyota NDRA Double  
2 Cab SR5, VIN # 5TBDT44106S540787 is hereby conveyed to CHRISTINE L.  
3 PEASLEE.

4 **IT IS HEREBY FURTHER ORDERED** that the remainder of the personal  
5 property (including cash, accounts and other personal property) of LEROY CHRISTIAN  
6 AANERUD is hereby conveyed and shall be distributed to PEGGY PUCKETT,  
7 CHRISTINE L. PEASLEE and CAREY BROUILLETTE in equal shares.  
8

9 ORDERED this 24<sup>th</sup> day of August, 2012.

11 \_\_\_\_\_  
12 DISTRICT JUDGE

13 This document to which this certificate is attached is a full, true and correct  
14 copy of the original, on file and recorded in the County Clerk's Office, Piche,  
15 Nevada.

16 In witness whereof, I have hereunto set my hand and affixed the seal of the  
17 Seventh Judicial District Court in and for the County of Lincoln, State of  
18 Nevada, This 24<sup>th</sup> day of August, 2012.

19 \_\_\_\_\_  
20 Clerk

21 \_\_\_\_\_  
22 Deputy Clerk  
23  
24  
25  
26  
27  
28

DYLAN V. FREHNER  
ATTORNEY AT LAW  
A Professional Corporation  
P.O. Box 517  
Pioche, Nevada 89043  
Telephone (775) 862-5533 Facsimile (775) 549-9586