



APN 003-187-06

APN _____

APN _____

ORDER SETTLING FIRST AND FINAL ACCOUNTING FOR APPROVAL OF ATTORNEY'S
FEE'S, AND FOR DECREE OF Title of Document 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)

[Signature] _____
Signature Title Attorney

Dylan V. Frehner
Print

7/19/2013
Date

Grantees address and mail tax statement:

Caroc Kent 1023
608 1/2 Wyoming Street
Williamsport, Pennsylvania, 17701

Case No.: PR-0305012

2013 JUL 12 PM 1:29

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:

RAYMOND EARL SEELYE,
Deceased.

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

CAROL KOHLER and ALISHA ADAMS, Co-Administrators of the Estate of
RAYMOND EARL SEELYE, 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 12th day of July, 2013, 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.
2. All acts and transactions of the Co-Administrators of the Estate of RAYMOND EARL SEELYE, 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. RAYMOND EARL SEELYE, died on November 26, 2011, in the City of Las Vegas, Clark County, Nevada, and was at the time of death a resident of Caliente, Nevada.
4. On February 8, 2013 CAROL KOHLER was appointed Co-Administrator of the Decedent's estate and qualified as such on that date. CAROL KOHLER has been a Co-Administrator of the Decedent's estate since that time.
5. On February 8, 2013 ALISHA ADAMS was appointed Co-Administrator of the Decedent's estate and qualified as such on that date. ALISHA ADAMS has been a Co-Administrator of the Decedent's estate since that time.

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- 6. 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. No claims have been filed or presented against the estate. All debts of the Decedent and of the estate, and all expenses of administration, except for attorneys' fees and costs and closing expenses, have been paid.
- 7. A Federal Estate Tax Return is not required for the estate, but a Federal Fiduciary Income Tax Return has been filed for the estate, and the amount of tax reflected as being due on the return in the amount of \$1212.00 was paid by the Co-Administrator, CAROL KOHLER.
- 8. Petitioners have waived any right to a statutory personal representative's commission.
- 9. Attorney's fees for Dylan V. Frehner, Esq. in representation of Co-Administrators in the amount of \$2,500 is reasonable as agreed upon by the parties, of which \$1,000 is still due from the proceeds of the Estate.
- 10. 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:

IT IS HEREBY ORDERED that the administration of the estate of RAYMOND EARL SEELYE, 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.

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 CAROL KOHLER is authorized and directed to pay DYLAN V. FREHNER, Esq., the attorney the Co-Administrators the sum of One Thousand Dollars (\$1000.00), as reasonable and final 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 RAYMOND EARL SEELYE, described as APN # 003-182-06, commonly known as 75 Clover Street, Caliente, Nevada 89008 and further described as:



1 A Parcel of land situate within the Southeast Quarter (SE 1/4) of the Northwest Quarter
2 (NW 1/4) of section 8, Township 4 South, Range 67 East, M.D.M., subject parcel being
3 adjacent to Clover Street on the Northwest and Bank Street on the Southwest, within the
4 City of Caliente, being more particularly described as follows:

5 Beginning at the Northeast corner (NE Cor.) of this parcel from which the Quarter Corner
6 common to the Center of said Section 8, bears South 16°01'16" East a distance of 266.24
7 feet; thence following Southeasterly along a wall separating two buildings South 31°36'
8 East a distance of 48.0 feet to a point; thence South 59°01' West a distance of 1.5 feet to a
9 point; thence South 31°36' East a distance of 52.0 feet to the Southeast Corner; thence
10 South 59°01' West a distance of 163.42 feet to the Southwest Corner; thence North
11 31°36' West, along the Northeasterly boundary of Bank Street a distance of 100.0 feet, to
12 the Northwest Corner; thence North 59°01' East following the Southwesterly boundary of
13 Clover Street, a distance of 164.92 feet, to the Point of Beginning.

14 Is hereby conveyed to CAROL KOHLER, as her sole and separate property.

15 **IT IS HEREBY FURTHER ORDERED** that the 1987 Mazda B2600 Cab, VIN
16 #JM2UF6124HO101603 is hereby conveyed to CAROL KOHLER.

17 **IT IS HEREBY FURTHER ORDERED** that the 1978 Mer 8 4S, VIN #8Z62S564270 is
18 hereby conveyed to CAROL KOHLER.

19 **IT IS HEREBY FURTHER ORDERED** that the Series E Savings Bonds are hereby
20 conveyed to CAROL KOHLER.

21 **IT IS HEREBY FURTHER ORDERED** that the Series EE Savings Bonds are hereby
22 conveyed to CAROL KOHLER.

23 **IT IS HEREBY FURTHER ORDERED** that Nevada Bank & Trust Estate Account #01
24 *****7 is hereby conveyed to CAROL KOHLER.

25 **IT IS HEREBY FURTHER ORDERED** that the remainder of the personal property
26 (including cash, accounts and other personal property) of RAYMOND EARL SEELYE is hereby
27 conveyed to CAROL KOHLER.

28 IT IS SO ORDERED this 12th day of July, 2013.

S/ Gary D. Fairman
DISTRICT JUDGE

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COPY

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

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 12th day of July, 2013

[Handwritten Signature]
Clerk

Deputy Clerk