

APN: 03-173-02



EXECUTOR'S DEED

JONATHAN EATON, Executor of the Estate of CORDELIA ANN BENEZÉT, deceased, for no consideration, does hereby grant and convey to LOUIS BENEZÉT, all of the right, title and interest of CORDELIA ANN BENEZÉT of her estate in and to the real property situate in the County of Lincoln, State of Nevada, more particularly described as follows:

LOT TWO (2) IN BLOCK ONE (1) OF THE MODERN TOWNSITE ADDITION TO THE CITY OF CLAIENTE, COUNTY OF LINCOLN, STATE OF NEVADA.

This conveyance is made pursuant to the ORDER SETTLING FIRST AND FINAL ACCOUNT OF THE EXECUTOR, PETITION FOR ITS SETTLEMENT, PAYMENT OF ATTORNEY'S FEES AND COSTS AND DECREE OF FINAL DISTRIBUTION, granted by the Seventh Judicial District Court of the State of Nevada, in and for the County of Lincoln, made and entered on October 17, 2013, in the matter of the Estate of CORDELIA ANN BENEZÉT, deceased, Case No. PR 0909010. A certified copy of said ORDER SETTLING FIRST AND FINAL ACCOUNT OF THE EXECUTOR, PETITION FOR ITS SETTLEMENT, PAYMENT OF ATTORNEY'S FEES AND COSTS AND DECREE OF FINAL DISTRIBUTION has been filed on October 31, 2013, in the Office of the County Recorder of Lincoln County, Nevada, as Document No. 0144216 in Book 283, Pages 55-61 of Official Records, which Order is incorporated herein by this reference.

Jonathan C. Eaton

JONATHAN EATON, Executor of the Estate of CORDELIA ANN BENEZÉT, deceased.

LOOSE NOTARY ACKNOWLEDGEMENT ATTACHED

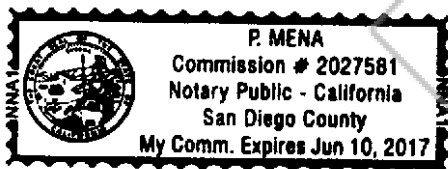


STATE OF CALIFORNIA)
) ss.:
COUNTY OF San Diego)

On Nov. 13, 2013, before me, P. Mena, a Notary Public, personally appeared Jonathan Eaton, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that (he/she/they) executed the same in (his/her/their) authorized capacity(ies), and that by (his/her/their) signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



P. Mena
Notary Public

DEED RECORDED AT THE REQUEST OF:

OSHINS & ASSOCIATES, LLC
1645 Village Center Cr. #170
Las Vegas, NV 89134

**RETURN RECORDED DOCUMENT and
MAIL TAX NOTICES TO GRANTEE,
WHOSE ADDRESS IS:**

Mr. Louis Benezét
HC 74 Box 150
Pioche, NV 89043



0144666

Book: 001 11/21/2013
Page: 49 Page: 3 of 3

DOC # 0144216

10/31/2013 03:03 PM

Official Record

Recording requested By
OSHINS & ASSOCIATES, LLC

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$20.00 Page 1 of 7

RPTT: Recorded By: LB

Book- 283 Page- 0055

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only
and avoid printing in the 1" margins of document)

APN# 03-173-02



0144216

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrrealprop/ownr.aspx>)

TITLE OF DOCUMENT

(DO NOT Abbreviate)

Order Settling First and Final Account of the Executor,
Petition for Its Settlement, Payment of Attorney's Fees and
Costs and for Decree of Final Distribution

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

RECORDING REQUESTED BY:

Oshins & Associates, LLC

RETURN TO: Name Oshins & Associates, LLC

Address 1645 Village Center Circle, Ste. 170

City/State/Zip Las Vegas, NV 89134

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

Name Louiz Benezet

Address HC 74 Box 150

City/State/Zip Pioche, NV 89043

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

An additional recording fee of \$1.00 will apply.

To print this document properly—do not use page scaling.



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ORDER
Steven J. Oshins, Esq., Bar No. 5732
Heidi C. Freeman, Esq., Bar No. 8458
Kristen E. Simmons, Esq., Bar No. 9187
Oshins & Associates, LLC
1645 Village Center Circle, Suite 170
Las Vegas, NV 89134
(702)341-6000
probate@oshins.com
Attorneys for Petitioner

2013 OCT 17 AM 9:18

[Handwritten signature]

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
CORDELIA ANN BENEZÉT,
Deceased

Case No. PR 0909010

ORDER SETTLING FIRST AND FINAL ACCOUNT OF THE EXECUTOR, PETITION FOR ITS SETTLEMENT, PAYMENT OF ATTORNEY'S FEES AND COSTS AND FOR DECREE OF FINAL DISTRIBUTION

The "First and Final Account of the Executor, Petition for Its Settlement, Payment of Attorney's Fees and Costs and for Decree of Final Distribution," that has been filed by Petitioner, JONATHAN EATON, Executor, has been heard and considered at a regular hearing. After considering the petition, the law, and the evidence,

THE COURT HEREBY FINDS THAT:

- A. Due notice of the hearing on the petition was given as required by law.
- B. Notice to creditors has been given and published as required by law. There was one creditor's claims filed within the 60 day creditor period as follows:

1. The LAW OFFICES OF RICHARD R. GUTIERREZ, attorney for R.M. GALICIA, INC. dba PROGRESSIVE MANAGEMENT SYSTEMS, assigner of GROSSMONT HOSPITAL CORPORATION filed a Creditor's Claim against the Estate in the amount of \$29,320.32 (principal \$28,427.75 & interest \$892.57). The creditor authorized to accept \$18,900.00 as payment in full for their claim. The beneficiaries paid the negotiated amount of \$18,900.00 out of their personal funds in order to satisfy said claim. A Satisfaction and Release of



1 Creditor's Claim was filed with this Honorable Court on August 6, 2013.

2 C. The Executor agreed to pay the firm fees on an hourly basis charged at standard
3 hourly rates in effect when the services are rendered, including both attorneys' and paralegals'
4 time. Pursuant to the agreement, attorneys' fees and costs due and owing to Oshins & Associates,
5 LLC (as of August 30, 2013), total \$4,207.82.

6 D. All allegations in the Petition are true.

7 E. The decedent's estate consists of the decedent's separate property.

8 F. The remaining assets of the estate in the possession of the Executor are valued at
9 \$51,012.50. The estate's assets are more particularly described on Exhibit "A," which is
10 attached to this Order and incorporated herein by this reference.

11 G. Pursuant to paragraph FOURTH of the decedent's Last Will and Testament, the
12 residence located at 156 Park Avenue, Caliente, Lincoln County, Nevada, APN 03-173-02, as
13 shown on the Schedule of Distribution which is attached hereto and incorporated herein by this
14 reference as Exhibit "B," should be distributed to the decedent's former husband, LOUIS
15 BENEZÉT.

16 H. Pursuant to paragraph FIFTH of the decedent's Last Will and Testament, the
17 residue of the decedent's estate, as shown on the Schedule of Distribution which is attached
18 hereto and incorporated herein by this reference as Exhibit "B," should be distributed in equal
19 shares to AUDREY GARDNER, formerly known as AUDREY MAGDALEN BENEZÉT, and
20 SAMUEL BENEZÉT, the decedent's children.

21 **IT IS THEREFORE ORDERED, ADJUDGED, and DECREED that:**

22 1. The First and Final Account of the Executor is hereby approved, allowed, and
23 settled, and all actions taken by the Executor in connection with the administration of the Estate,
24 as set forth in the account and petition, are hereby ratified and approved.

25 2. The Executor is hereby authorized and directed to pay \$4,207.82 to OSHINS &
26 ASSOCIATES, LLC as attorneys' fees and costs.

27 3. The Executor is hereby authorized and directed to distribute the real property
28 located at 156 Park Avenue, Caliente, Lincoln County, Nevada, APN 03-173-02, as shown on

1 Exhibit "B," to the decedent's former husband, LOUIS BENEZÉT, in accordance with
2 paragraph FOURTH of the decedent's Last Will and Testament.

3 4. The Executor is hereby authorized and directed to distribute the residue of the
4 decedent's estate, as shown on Exhibit "B," including all assets not now known and subsequently
5 discovered, in equal shares to AUDREY GARDNER, formerly known as AUDREY
6 MAGDALEN BENEZÉT, and SAMUEL BENEZÉT, the decedent's children, in accordance
7 with paragraph FIFTH of the decedent's Last Will and Testament.

8 5. Upon the filing of the appropriate vouchers or distributees' receipts, the estate shall
9 be closed and the Petitioners and any sureties shall be discharged from further responsibility for
10 this estate.

11 Dated: October 17th 2013.

12 Gary D. Fairman
13 DISTRICT COURT JUDGE

14 Submitted by:
15 [Signature]
16 STEVEN J. OSHINS, State Bar No. 5732
17 1645 Village Center Circle #170
18 Las Vegas, Nevada 89134

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EXHIBIT "A"
ASSETS ON HAND

<i>DESCRIPTION OF ASSET</i>	<i>VALUE OF ASSET</i>
1) Real property located at 156 Park Avenue, Caliente, Lincoln County, Nevada, APN 03-173-02, more particularly described as follows: LOT TWO (2) IN BLOCK ONE (1) OF THE MODERN TOWNSITE ADDITION TO THE CITY OF CLAIENTE, COUNTY OF LINCOLN, STATE OF NEVADA	\$ 45,000.00
2) 2006 Ford Taurus SE, VIN 1FAFP53U46AZ44759	6,012.50
Total Value of Assets	\$ 51,012.50



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EXHIBIT "B"
SCHEDULE OF DISTRIBUTION

<i>Description of Asset</i>	<i>Distributee</i>
1) Real property located at 156 Park Avenue, Caliente, Lincoln County, Nevada, APN 03-173-02, more particularly described as follows: LOT TWO (2) IN BLOCK ONE (1) OF THE MODERN TOWNSITE ADDITION TO THE CITY OF CLAIENTE, COUNTY OF LINCOLN, STATE OF NEVADA	LOUIS BENEZÉT
2) 2006 Ford Taurus SE, VIN 1FAFP53U46AZ44759	AUDREY GARDNER and SAMUEL BENEZÉT, in equal shares



0144666

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Page 55

11/21/2013
Page 1 of 1

COPY

The documents to which this certificate is attached is a full, true and correct copy of the original, on file and recorded in the County Clerks Office, Piute 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 22nd day of October 2013

[Signature]
Clerk

Deputy Clerk

State of Nevada

Declaration of Value Form

Recording requested By
OSHINS & ASSOCIATES, LLC

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$22.00
Recorded By: AE RPTT:
Book- 284 Page- 0047

- 1. Assessor Parcel Number(s)
 - a) 03-173-02
 - b) _____
 - c) _____
 - d) _____

- 2. Type of Property:
 - a) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Twnhse
 - d) 2-4 Plex
 - e) Apt. Bldg.
 - f) Comm'l/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other _____

FOR RECORDER'S OPTION USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: *Will - Court Order on file - Not taxable. a*

- 3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

- 4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption, per NRS 375.090, Section: 03
 - b. Explain Reason for Exemption: Transfer in accordance with Last Will and Testament

5. Partial Interest: Percentage being transferred: 100%
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *[Signature]* Capacity Attorney for Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Jonathan Eaton, Executor
 for the Estate of
 Print Name: Cordelia Ann Benezet
 Address: 1253 California Street
 City: Imperial Beach
 State: CA Zip: 91932

Print Name: Louis Benezet
 Address: HC 74 Box 150
 City: Pioche
 State: NV Zip: 89043

COMPANY REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Oshins & Associates, LLC Esc. #: _____
 Address: 1645 Village Center Circle, Ste. 170
 City: Las Vegas, State: Nevada Zip: 89134