



APN 001-240-39

APN 001-240-26

APN 001-240-42

Order

Title of Document

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

Joseph M. McLean
Print

10/20/16
Date

Grantees address and mail tax statement:

Patricia McLean
PO Box 388
Pioche NV 89043



Alvin D. Quinn
CLERK OF THE COURT

1 **ORDR**
2 **LESLIE MARK STOVALL, ESQ.**
3 Nevada Bar No. 2566
4 **STOVALL & ASSOCIATES**
5 2301 Palomino Lane
6 Las Vegas, NV 89107
7 Phone: 702-258-3034
8 E-Mail: les@lesstovall.com
9 E-Service: court@lesstovall.com
10 *Attorneys for Petitioner*

DISTRICT COURT
CLARK COUNTY, NEVADA

9 In the Matter of the Estate of)
10)
11 **GLENN DALE ELLIOTT**) **CASE NO.: P-14-081703-E**
12) **DEPT. NO.: PC-1**
13 **Deceased.**)

**AMENDED ORDER SETTLING FIRST AND FINAL ACCOUNTING,
FOR APPROVAL OF ATTORNEYS' FEES, AND
FOR DECREE OF FINAL DISTRIBUTION**

16 Petitioner, GLENN G. ELLIOTT, the Administrator of the estate of GLENN DALE
17 ELLIOTT, Deceased, having filed his Petition for the Settlement of First and Final Account, for
18 Approval of Attorneys' Fees in the amount of \$8,631.07, and for a Decree of Final Distribution
19 of the estate, the Petition having come on regularly for hearing on the 12th day of August, 2016,
20 and no person having appeared to contest the Petition, the Court, having reviewed the papers and
21 pleadings filed herein now finds as follows:

- DISPOSITIONS
- Voluntary Dismissal
 - Transferred (before/during trial)
 - Involuntary (statutory) Dismissal
 - Judgment on Arbitration Award
 - Stipulated Dismissal
 - Stipulated Judgment
 - Summary Judgment
 - Non-Jury (bench) Trial
 - Jury Trial

- 22 1. Notice of Hearing of the Petition has been regularly given as prescribed by law.
- 23 2. All acts and transactions of the Administrator of the Estate of Glenn Dale Elliot,
- 24 Deceased, during the period of the account are accurately shown and should be approved, and all
- 25 of the allegations of the Petition are true. The Account is complete and correct and should be
- 26 approved as filed.
- 27
- 28



1 3. Glenn Dale Elliot died testate on April 8, 2014 in Clark County, Nevada, and at the
2 time of death was a resident of Clark County, Nevada.

3 4. On August 15, 2014, Glenn G. Elliot was appointed Administrator of the Decedent's
4 estate and Letters Testamentary were issued to him on that date. Glenn G. Elliot has been the
5 Administrator of the Decedent's estate since that time.
6

7 5. Notice to creditors has been given as required by law, the time for filing or presenting
8 claims has expired, and the Estate is now in a condition to be closed. Three claims were filed
9 against the Estate:

- 10 (1) Wells Fargo Bank, N.A. Credit Card ending in [REDACTED] \$5,150.84
- 11 (2) AAA Credit Card ending in [REDACTED] \$2,075.14
- 12 (3) Visa Credit Card ending in [REDACTED]: \$4,913.40

13
14 All claims have been paid in full during the Estate Administration. No other claims have been
15 filed or presented against the estate. All debts of the Decedent and of the estate, except for
16 attorneys' fees and costs have been paid.
17

18 6. Distribution of the assets of the estate should be ordered as specified below.

19 **BASED UPON THE FOREGOING, the Court hereby orders the following:**

20 A. The administration of the Estate of Glenn Dale Elliot, Decedent, is settled, allowed,
21 and approved as filed, without any further accounting.
22

23 B. The First and Final Account of the Administrator is settled, allowed and approved as
24 filed.
25

26 C. All acts and transactions of the Administrator as disclosed in the First and Final
27 Account are confirmed and approved.
28



1 D. The Administrator of the Estate of Glenn Dale Elliot is authorized and directed to pay
 2 the law firm of Stovall & Associates, the attorneys for Administrator, the sum of Eight Thousand
 3 Six Hundred Thirty-One Dollars and Seven Cents (\$8,631.07), which represents the total of fees
 4 and costs of \$10,131.07, of which the Administrator has already paid \$1,500.00, as reasonable
 5 compensation for legal services rendered and for costs during the administration of the estate.
 6

7 E. The Administrator of the Estate of Glenn Dale Elliot is authorized and directed to
 8 transfer the title of the three parcels real property located at 631 Jordyn Lane, Pioche, Nevada
 9 89043 (APN 001-240-39, 001-240-26 and 001-240-42) and more fully described as follows:

10 That portion of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of
 11 Section 14, Township 1 North, Range 67 East, M.D.B. & M., Lincoln County, Nevada,
 12 described as follows:

13 PARCEL I:

14 Parcel 2 as shown by Parcel Map for Paul S. Brown, recorded August 22, 1994 in Plat
 15 Book A, Page 427, File No. 102257, Lincoln County, Nevada.

16 PARCEL II:

17 Parcel 1 as shown by Parcel Map for Paul S. Brown, recorded October 15, 1997 in Plat
 18 Book B, Page 67, File No. 109829, Lincoln County, Nevada.

19 PARCEL III:

20 Parcel 1 as shown by Parcel Map for Paul S. Brown, recorded May 12, 1998 in Plat Book
 21 B, Page 118, File No. 110961, Lincoln County, Nevada.

22 SUBJECT TO:

23 All General and Special Taxes for the current fiscal year, if any. Reservations,
 24 restrictions and conditions if any; rights of way and easements either of record or actually
 25 existing on said premises.

26 *TOGETHER* with all tenements, hereditaments, and appurtenances, including easements
 27 and water rights, if any, thereto belonging or appertaining, and any reversion, remainders,
 28 rents, issues or profits thereof.

to Patricia McLean as her sole and separate property.

1 F. The Administrator of the Estate of Glenn Dale Elliot is authorized and directed to
2 transfer the title of the Manufactured Home located at 2700 W. Richmar Ave. #97 Las Vegas,
3 NV 89123, Manuf. Home Title No. B0243548 to Glenn G. Elliott and Carol E. Elliot as their
4 sole and separate property.
5

6 G. The Nevada Manufactured Housing Division is directed to remove the Lienholder,
7 Home One Credit, from the title of the Manufactured Home Title No. B0243548.
8

9 H. The Administrator of the Estate of Glenn Dale Elliot is authorized and directed to
10 transfer the title of the 2001 Toyota Tacoma (VIN: 5TENL42N81Z722654) to Glenn Elliott and
11 Carol E. Elliot as their sole and separate property.

12 I. The Administrator of the Estate of Glenn Dale Elliot is authorized and directed to pay
13 the sum of Ten Thousand Dollars (\$10,000.00), from the Bank of America Estate Core Checking
14 Account No. [REDACTED] to Patricia McLean as her sole and separate property.
15

16 J. The Administrator of the Estate of Glenn Dale Elliot is authorized and directed to
17 transfer the balances of the accounts listed below (as the remainder of the Net Estate) to Glenn
18 G. Elliott and Carol E. Elliot as their sole and separate property.

- 19 (1) Bank of America Estate Core Checking Account No. [REDACTED]
- 20 (2) Wescom Credit Union Savings/Checking Account No. [REDACTED]
- 21 (3) Charles Schwab Estate Account No. [REDACTED]
- 22 (4) Charles Schwab IRA Account No. [REDACTED]
- 23 (5) Wells Fargo Estate Account No. [REDACTED]
- 24 (6) Verizon Communications Stock from Computershare Trust Company Account
25 No. [REDACTED]
- 26
- 27
- 28



1 K. Any property interest of the Decedent, or of the Estate, in any other property not now
2 known or discovered shall be distributed to the Decedent's heirs in accordance with the terms
3 and provisions of the Last Will and Testament of Decedent, dated December 13, 2010, and the
4 Agreement between the heirs.
5

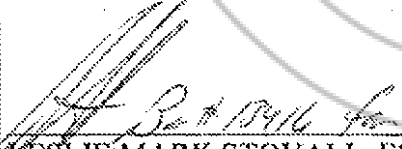
6 L. That when the estate has been fully administered, and the administrator has submitted
7 proper receipts showing disbursement thereof, and has performed all acts lawfully required of
8 him, that the Court shall make a decree discharging him from all liability thereunder.
9


10 This is an order nunc pro tunc correcting the previous order *Settling First*
11 *And Final Accounting, For Approval Of Attorneys' Fees, And For Decree Of*
12 *Final Distribution* dated September 16, 2016.

13 IT IS SO ORDERED this 13th day of Oct., 2016.
14

15
16 
17 _____
18 DISTRICT COURT JUDGE SA

19 Submitted by:
20 STOVALL & ASSOCIATES

21 
22 _____
23 LESLIE MARK STOVALL, ESQ.
24 Nevada Bar No. 2566
25 2301 Palomino Lane
26 Las Vegas, NV 89107
27 Telephone: (702) 258-3034
28 Attorney for Petitioner

CERTIFIED COPY
DOCUMENT ATTACHED IS A
TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE


CLERK OF THE COURT

OCT 18 2016

Recording requested By
 JOSEPH MCLEAN

Lincoln County - NV
 Leslie Boucher - Recorder

Page 1 of 1 Fee \$19.00
 Recorded By: HB RPTT:
 Book- 306 Page- 0598

**STATE OF NEVADA
 DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 001-240-39
 b) 001-240-26
 c) 001-240-42
 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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

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 5
 b. Explain Reason for Exemption: Father to daughter through Probate order

5. Partial Interest: Percentage being transferred: _____ %

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 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 _____ Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name: Estate of Glenn Dale Elliott
 Address: 9577 Brooks Lake Ave
 City: Las Vegas
 State: NV Zip: 89148

Print Name: Patricia H McLean
 Address: P.O. Box 388
 City: Pioche
 State: NV Zip: 89043

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Joseph McLean Escrow #: _____
 Address: P.O. Box 388
 City: Pioche State: NV Zip: 89043