

APN 001-085-01

APN \_\_\_\_\_

APN \_\_\_\_\_



00008790202201620430070076

OFFICIAL RECORD  
AMY ELMER, RECORDER

E05

*Order Approving First and Final Account and Granting  
Petition For Final Distribution*

**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)

WES 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)

*Kirbey R* \_\_\_\_\_  
Signature Title

*Kirbey R Bower*  
Print

*3/15/22*  
Date

**Grantees address and mail tax statement:**

*5724 Savant Ct.*  
*Las Vegas, NV 89149*

*Heather L. Lewis*  
CLERK OF THE COURT

1 **ORDER**  
2 **BARTON LEE JACKA**  
3 1858 48<sup>th</sup> Street  
4 Sacramento, CA 95819-4726  
5 Phone: (619) 606-2441  
6 Fax: None  
7 E-mail: barton.jacka@gmail.com  
8  
9 Petitioner, Self-Represented

10 **EIGHTH JUDICIAL DISTRICT COURT**  
11 **CLARK COUNTY, NEVADA**

12 \*\*\*\*\*

<p>13 In the Matter of the Estate of</p> <p>14 Zelma Bower,</p> <p>15</p> <p>16 Decedent.</p> <p>17 _____</p>	<p>12 ) CASE NO.: P-20-104453-E</p> <p>13 ) DEPT. NO.: PC-1</p> <p>14 )</p> <p>15 ) Date of Hearing:</p> <p>16 ) February 25, 2022</p> <p>17 ) Time of Hearing: In</p> <p>18 ) chambers</p>
---	---

19  
20 **ORDER APPROVING FIRST AND FINAL ACCOUNT AND GRANTING PETITION FOR**  
21 **FINAL DISTRIBUTION**

22 THE FIRST AND FINAL ACCOUNT AND PETITION FOR FINAL DISTRIBUTION filed  
23 by BARTON L. JACKA, as personal representative of the ESTATE OF ZELMA BOWER,  
24  
25 Decedent, came on regularly for hearing before this Court on the 25<sup>th</sup> day of February,  
26 2022. The Court, after examining the Account, and Petition, and hearing the evidence,  
27

1 finds:

2 1. That due notice of the hearing of the Account and Petition has been given  
3  
4 as required by law, that no objection has been made to any portion and that all of the  
5 statements in the Petition are true.  
6

7 2. That all receipts, disbursements and actions taken by the Personal  
8 Representative, as stated in the Account, were proper and that all acts and transactions  
9 of the Personal Representative during this probate administrative are hereby confirmed  
10 and approved.  
11

12 3. That the Personal Representative is waiving any right to compensation or  
13 reimbursement for costs; and no legal fees have been incurred or are owed.  
14  
15

16 **IT IS THEREFORE ORDERED, ADJUDGED AND DECREED** that the First and Final  
17 Account of the Personal Representative is settled and approved.  
18

19 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that no creditor's claims  
20 were filed against the ESTATE OF ZELMA BOWER and that there are no debts remaining  
21 to be paid by the ESTATE OF ZELMA BOWER.  
22

23 **IT IS FURTHER, ORDERED, ADJUDGED AND DECREED** that Decedent's Children  
24 (Guy L. Bower, Kirbey Bower and Cori Harper) are to assume their proportionate share of  
25 any and all tax liability which may be owed by Decedent or her estate, which is not now  
26  
27  
28

1 known or which later be discovered, thereby holding the Estate and the Personal  
2 Representative harmless for any liability for said taxes, interest or penalties.  
3

4 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that the Personal  
5 Representative, BARTON L. JACKA, is authorized and directed to distribute the  
6 remainder of Decedent's estate, as set forth in the Will filed in this Court on March 2,  
7 2020 (Case No.: W-20-017702) and as modified by the Satisfaction and Release signed  
8 by each of Zelma Bower's Grandchildren (Amy Bower, Christopher Bower, Guy R. Bower,  
9 Elvin Bower, Jacob Bower, and Courtney Harper) and alleged in the Petition, as follows:  
10  
11

12  
13 1. All of Zelma Bower's right and title to and interest in the NE corner of Dry  
14 Valley Street & Bush Street, Lots 3 and 4 in Block 11, Pioche, NV (APN 001-085-01), to  
15 Kirbey Bower;  
16

17  
18 2. All of Zelma Bower's right and title to and interest in 1987 Itasca 34  
19 motorhome (VIN 1GBKP37W3H3305457), to Kirbey Bower;  
20

21 3. All of Zelma Bower's right and title to and interest in future proceeds from  
22 the sale of 5729 E. Carey Avenue, Las Vegas, NV (APN 140-21-510-216) – being handled  
23 by U.S. Loan Servicing - one-third each to Guy L. Bower, Kirbey Bower, and Cori Harper;  
24

25 4. All sums in Wells Fargo Account, N.A. account #2388985711 – one-third  
26 each to Guy L. Bower, Kirbey Bower, and Cori Harper.  
27

1 5. That upon the filing by the Personal Representative of the appropriate  
2 receipts in connection with this distribution, Barton L. Jacka be discharged from further  
3 responsibility as Personal Representative of the Estate and that this proceeding be  
4 closed.  
5

Dated this 1st day of March, 2022

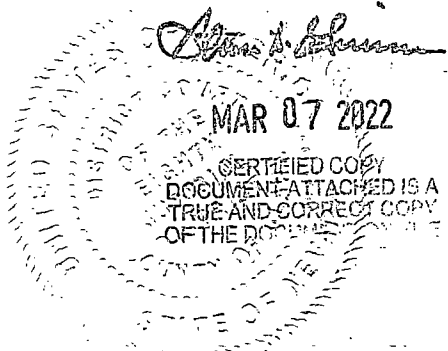
*V. Barisich*

8 Dated: \_\_\_\_\_

FCB EF2 A5C4 73A5  
Veronica M. Barisich  
District Court Judge

11 Respectfully submitted:  
12 BARTON LEE JACKA, Petitioner  
13 IN PROPER PERSON  
14 1858 48<sup>th</sup> Street  
15 Sacramento, California 95819-4726  
16 Telephone: (619) 606-2441  
17 E-mail: barton.jacka@gmail.com

18 *Barton L. Jacka*  
19 BARTON LEE JACKA  
20



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

CSERV

DISTRICT COURT  
CLARK COUNTY, NEVADA

In the Matter of:

Zelma Bower, Deceased

CASE NO: P-20-104453-E

DEPT. NO. Department 5

**AUTOMATED CERTIFICATE OF SERVICE**

This automated certificate of service was generated by the Eighth Judicial District Court. The foregoing Order was served via the court's electronic eFile system to all recipients registered for e-Service on the above entitled case as listed below:

Service Date: 3/1/2022

Barton Jacka

barton.jacka@gmail.com

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 001-085-01  
 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  
 Other \_\_\_\_\_

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

3. Total Value/Sales Price of Property \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 0  
 Real Property Transfer Tax Due \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: Transfer from decease Mother to son

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 [Signature] Capacity Owner

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Estate of Zebra Bowen  
 Address: 6008 Resort Ridge St.  
 City: Las Vegas  
 State: NV Zip: 89130

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Kirby Bowen  
 Address: 5724 Stewart Ct.  
 City: Las Vegas  
 State: NV Zip: 89149

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_