

LINCOLN COUNTY, NV

2024-167572

\$37.00

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11/12/2024 12:21 PM

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OFFICIAL RECORD

AMY ELMER, RECORDER

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APN# 001-270-19

11 digit Assessor's Parcel Number may be obtained at:

https://clarkcountynv.gov/government/assessor/property_search/real_property_records.php

TITLE OF DOCUMENT (DO NOT Abbreviate)

Order Proving Will and appointment of Personal Representative

CASE P-24-121972-E

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

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Landmark Title Assurance Agency

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City/State/Zip Las Vegas, NV 89118

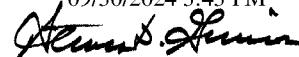
MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name _____

Address _____

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This page provides additional information required by NRS 111.312 Sections 1-2.
To print this document properly, do not use page scaling.



CLERK OF THE COURT

1 ORDR
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10 Attorneys for Petitioner
11 KAREN D. DUCKER

DISTRICT COURT

CLARK COUNTY, NEVADA

12 In the Matter of the Estate of
13 JOHN DANIEL KINGERY,
14 Deceased.

Case No.: P-24-121972-E
Dept. No.: PC-1 (26)

(HEARING REQUESTED)

Hearing Date: September 20, 2024
Hearing Time: 9:45 a.m.

**ORDER PROVING WILL, APPOINTMENT OF PERSONAL REPRESENTATIVE,
GRANTING ISSUANCE OF LETTERS TESTAMENTARY, AND FOR
ADMINISTRATION OF ESTATE WITH FULL AUTHORITY UNDER THE
INDEPENDENT ADMINISTRATION OF ESTATES ACT**

15 This matter having come before the court on KAREN D. DUCKER'S PETITION FOR
16 PROBATE OF WILL, APPOINTMENT OF PERSONAL REPRESENTATIVE, FOR ISSUANCE
17 OF LETTERS TESTAMENTARY, AND FOR ADMINISTRATION OF ESTATE WITH FULL
18 AUTHORITY UNDER THE INDEPENDENT ADMINISTRATION OF ESTATES ACT filed with
19 the Clerk of this Court, notice of the hearing being duly given as required by law, ROBERT L.
20 MORRIS, Esq. of the law firm GRANT MORRIS DODDS, PLLC., appearing on behalf of the
21 Petitioner, the court having reviewed the pleadings, finds that the facts alleged in the petition are true
22 and correct and that the petition for the issuance of letters testamentary should be granted.

23 IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that:

- 24 1. JOHN DANIEL KINGERY, died on July 14, 2024 in Maricopa County, Arizona and
25 was at the date of his death was a resident therein, and left real and personal property located in Clark
26 County, Nevada.

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2. The estate consists of real and personal property with a value that may exceed THREE HUNDRED THOUSAND DOLLARS (\$300,000.00), wherefore General Administration is appropriate pursuant to NRS 145.010, et seq.

3. The instrument filed herein purporting to be Decedent's Last Will and Testament dated January 9, 2006, be and the same hereby is admitted to probate as the Last Will and Testament of the Decedent in this administration.

4. KAREN D. DUCKER is hereby appointed Personal Representative of the estate and Letters Testamentary shall issue to her upon taking the oath required by law.

5. Pursuant to NRS 143.300 and NRS 143.815, inclusive, KAREN D. DUCKER is granted full authority under the Independent Administration of Estates Act.

6. Bond is waived, and General Administration is ordered. Any liquid assets belonging to the estate shall be deposited in the GRANT MORRIS DODDS, PLLC CLIENT TRUST ACCOUNT.

Dated this 30th day of September, 2024



DISTRICT JUDGE

314 827 4248 7444
Gloria Sturman
District Court Judge

GRANT MORRIS DODDS, PLLC



ROBERT L. MORRIS, ESQUIRE
Nevada Bar No. 9129
2520 St. Rose Parkway, Suite 319
Henderson, NV 89074
(702) 938-2244
Attorneys for Petitioner

Re: The Estate of JOHN DANIEL KINGERY, Deceased
Case No. P-24-121972-E

There are no social security numbers contained in this document.

1 **CSERV**

2
3 DISTRICT COURT
4 CLARK COUNTY, NEVADA

5
6 In the matter of:

CASE NO: P-24-121972-E

7 John Kingery, Deceased

DEPT. NO. Department 26

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9 **AUTOMATED CERTIFICATE OF SERVICE**

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

13 Service Date: 9/30/2024

14 Robert Morris

Bob@gmdlegal.com

15 Marilyn Kurz

Marilyn@gmdlegal.com

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EXHIBIT A

The real property situate in the County of Lincoln, State of Nevada, described as follows:

That Portion of the Southwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 11, Township 1 North, Range 67 east, M.D.M., more particularly described as follows:

Parcel 48, of Parcel Map for J. and S. Properties, L.L.C., recorded January 31, 2007 in Plat Book C, Page 301, Instrument No. 0128310, in the Office of Lincoln County, Recorder.

