

SYNOPSIS OF NEVADA PROBATE LAW

Office of the Probate Commissioner
Eighth Judicial District Court

AFFIDAVIT OF ENTITLEMENT

- 146.080(7)* The Affidavit of Entitlement is only applicable to estates that do not exceed \$25,000 (\$100,000 if the claimant is the surviving spouse of the decedent) and have no assets consisting of real property in Nevada.
- 146.080(2)(c) The decedent need not be a resident of Nevada at the time of death if the assets are located in Nevada.
- 146.080(2)(d) At least 40 days must have passed since date of death of the decedent to use the affidavit.
- 146.080(2)(j) Not available if there are existing claims for personal injury or tort damages against the decedent.
- 146.080(6) If assets are located in a state that requires a court order to transfer, or consists of stock or bonds which must be transferred by a transfer agent outside this state, the interested party can file an *ex parte* petition and receive from the Court an Order directing the transfer.

See **Form 1** for a sample affidavit.

SET ASIDE ESTATE WITHOUT ADMINISTRATION

- 146.070 This section is only applicable to estates whose net value does not exceed \$100,000 or where the estate is to be distributed to a trust per 146.070(1)(b) and is applicable to both real and personal property. Net value is computed by taking the fair market value of all probate assets of the estate and subtracting therefrom all mortgages and liens; unsecured debt is not subtracted from the value of the assets.
- 146.070(1)(b) If a decedent's will directs that all or part of the estate is to be distributed to the trustee of a non-testamentary trust established by the decedent and in existence at the decedent's death, the portion of the estate subject to such direction may be set aside without administration. Any property set aside pursuant to this paragraph is subject to creditors of the estate unless the petitioner provides proof to the court that the trustee has published or mailed the requisite notice to such creditors on behalf of the non-testamentary trust and settlor pursuant to 164.025.

* All references are to the Nevada Revised Statutes, which are available at:
<https://www.leg.state.nv.us/Division/Legal/LawLibrary/NRS/>

- 146.070(2) Except as provided in subsection (3), the estate is set apart in the following order:
- (a) attorney's fees and costs of the set aside proceeding;
 - (b) the payment of funeral expenses, last illness, and Medicaid reimbursement to the Department of Health & Human Services;
 - (c) payment to other creditors; and
 - (d) any remaining balance to the claimant or claimants, either pursuant to the will or to intestate succession.
- 146.070(3) If the value of the estate does not exceed \$100,000 and the decedent is survived by a spouse or one or more minor children, the court must set aside the estate for the benefit of the surviving spouse or the minor child or minor children of the decedent, subject to any reduction made to prevent manifest injustice to creditors or at the court's discretion when non-probate transfers, combined with the value of the estate, exceed \$100,000.
- 146.070(8) A petition to set aside cannot be filed until 30 days after the death of the decedent. The Petition must contain:
- (a) A specific description of all the decedent's property, including APN for real property;
 - (b) A list of all the liens and encumbrances against estate property as of the date of decedent's death, with evidence thereof;
 - (c) An estimate of the value of the assets, with evidence thereof;
 - (d) A statement of the debts of the decedent so far as known to the petitioner;
 - (e) The names and residences of the heirs and devisees of the decedent and the age of anyone who is a minor and the relationship of the heirs and devisees to the decedent, so far as known to the petitioner; and
 - (f) If the decedent left a will, a statement concerning all evidence known to the petitioner that tends to prove that the will is valid.
- 146.070(11) Prepare a Notice which sets the hearing date and gives notice to all interested persons and to the Director of the Department of Health and Human Services as provided in 155.010 (10 days before the hearing, not including weekends or holidays). No publication in a newspaper is required under 155.020. If petition is not mailed with the Notice then the Notice must specifically state to whom the estate is being set aside.

SPECIAL ADMINISTRATION

- 140.010 A special administrator may be appointed to collect and preserve the assets of the estate and/or to exercise the rights or privileges belonging to the decedent in the following circumstances:
- (1) If there is a delay in granting letters testamentary or letters of administration, from any cause.
 - (2) If letters are granted irregularly.
 - (3) If no sufficient bond is filed as required by the court.
 - (4) If no petition is filed for letters.
 - (5) If a personal representative dies or is suspended or removed, and the circumstances of the estate require the immediate appointment of a personal representative.
 - (6) If there may be no assets subject to administration but good cause exists for the appointment of a personal representative of the decedent.
 - (7) In any other proper case.
- 140.020 The court may appoint a special administrator ex-parte. The court may waive the bond requirement for a special administrator, even if a bond is expressly required by the will.
- 139.010 To qualify as a special administrator a person must:
- (1) Be over the age of 18;
 - (2) Not be a convicted felon, unless the court determines that the conviction should not disqualify the person from serving as administrator;
 - (3) Not have a conflict of interest, lack of integrity or lack of understanding;
 - (4) Be a resident of the state of Nevada, unless named in the will as a personal representative or unless associated with a co-administrator who is a resident of the state of Nevada.
 - (5) Not be eliminated as a beneficiary or fiduciary under the terms of the will.
- 140.040(1) A special administrator is required to:
- (a) Collect and preserve all the goods chattels and receivables of the decedent and all the income rents issues profits claims and demands of the estate;
 - (b) Take charge and management of the real property and preserve it from damage;
- 140.040(2) A special administrator may:
- (a) Commence maintain or defend actions or other legal proceedings;
 - (b) Sell perishable property of the estate as provided in NRS 148.170;
 - (c) Exercise other power only if conferred by the order of appointment;
 - (d) Obtain leave of the court to borrow money or lease or mortgage real property

- 140.070 Once letters testamentary or letters of administration are granted the powers of the special administrator shall end and the special administrator shall deliver any estate asset to the executor or administrator.
- 140.080 The special administrator shall file an accounting under oath as described in NRS 144.

SUMMARY ADMINISTRATION

Estates up to \$300,000 if ordered by the Court

- 145.020 Content of Petition for Summary Administration:
- (1) Jurisdictional information;
 - (2) A description of the property of the decedent, including the character and estimated value of the property;
 - (3) The name, residence address, and relationship of each heir and devisee of the decedent and the age of anyone who is a minor; and
 - (4) A statement that the person to be appointed as Personal Representative has never been convicted of a felony.
- 145.030 Notice mailed by regular mail to all interested parties as provided in NRS 155.010 (10 days before hearing). No publication is required under 155.020. File Notice and Affidavit of Mailing with clerk's office.
- 145.040 If it appears to the Court that the gross estate, after deducting encumbrances, does not exceed \$300,000; the Court may, if it deems advisable, enter an order granting summary administration.
- 145.010 If summary administration is granted, all regular proceedings and notices are dispensed with except:
- (1) Notice of initial petition for summary administration (145.030);
 - (2) Notice and Confirmation of Sale of Real Property (145.070);
 - (3) Notice of Final Account and Petition for Distribution and request for attorney's fees (145.075);
 - (4) Notice to Creditors (60-day) (145.060); and
 - (5) Must file an inventory (144.010).
- 145.070 The sale of real property must be noticed and the sale must be confirmed by the Court as required under Chapter 148 of NRS. All other sales are without Court confirmation.
- 145.075 A Petition for Final Account and Distribution must be prepared and filed along with a notice of hearing. The Notice must be mailed to all persons entitled thereto at least 10 days before hearing.

145.110 If at any time after the entry of Order for summary administration, it is discovered that the value of the gross estate as of the decedent's death, after deducting encumbrances, exceeded \$300,000 the Personal Representative must petition the Court to revoke the summary administration status and order general administration and also must publish notice to creditors for an additional 30 days if first publication was just for 60 days.

GENERAL ADMINISTRATION

Probate of Will and Appointment of Personal Representative for Estates over \$300,000

- 136.090 A petition for Probate of Will and Issuance of Letters (or petition for Letters of
139.090 Administration) must contain:
- (a) The jurisdictional facts;
 - (b) Whether the person named in the will as personal representative consents to act or renounces the right to letters;
 - (c) The names and residences of the heirs, next of kin and devisees of the decedent, their relationship to the decedent, and the age of those persons who is a minor, so far as known to the petitioner;
 - (d) The character and estimated value of the property of the estate;
 - (e) The name of the person for whom letters are requested, and whether the person has been convicted of a felony;
 - (f) The name of any devisee who is deceased; and
 - (g) How the district court in which the petition is being filed is a convenient forum to: (1) the person named as personal representative or trustee in the will; and (2) the heirs, devisees, interested persons or beneficiaries to the decedent or estate and their legal counsel.
- 139.010 If there is no personal representative named in the will or there is no will, the personal representative must be a resident of the state of Nevada or must associate a Nevada resident as co-administrator.
- 136.100 Notice can be sent by regular mail to all interested parties and to the Director of the
139.100 Department of Health and Human Services as provided in NRS 155.010 (10 days before hearing). File Notice and Affidavit of Mailing with clerk's office.
- 155.020 Notice of the time for hearing the initial petition for probate of a Will or administration must be published 3 times in local newspaper and there must be 10 days from first to last dates of publication. File affidavit of publication with the Clerk's office.

All remaining sections are applicable to both General and Summary Administration except as specifically noted.

GENERAL PROVISIONS

- 132.270 All probate petitions must be verified under oath or affirmed under penalty of perjury.
- 136.050 The original will must be delivered to the clerk of the District Court within 30 days of the death of the Testator.
- 142.010 Clerk's office issues Letters to Personal Representative. Personal Representative needs to take the oath of office before the clerk or a Notary Public.
- 142.020(1) The requirement of a bond of a Personal Representative is discretionary with the Court. Whether a bond is expressly required by the will or not, the Court may:
- (a) Require a bond if it determines a bond is desirable; or
 - (b) Dispense with the requirement of a bond if it determines a bond is unnecessary.
- 142.020(3) The court may require that personal assets of the estate be deposited in a blocked account with a domestic credit union or bank pending further order of the court. The personal representative shall file the acknowledgement of an authorized representative of the financial institution in the form set forth in 142.020(3).
- 143.035 The Personal Representative is required to use reasonable diligence in closing the estate. In the absence of pending litigation or a contested proceeding involving the estate, within 6 months from the date of the Personal Representative being appointed, if there is no estate tax return required to be filed, or 18 months if an estate tax return is required to be filed, the Personal Representative must file a report explaining to the Court why the estate is not closed.
- 143.037 Except where there is a pending claim against the estate in litigation, a petition by the Department of Health and Human Services for summary determination of a claim against the estate, or there is a pending will contest, all estates must be closed within 18 months of the appointment of the Personal Representative.

INVENTORY

- 144.010 Within 120 days of appointment, the Personal Representative must file an Inventory with the clerk's office; within 10 days of filing the Inventory, the Personal Representative must mail a copy of the Inventory to all heirs or beneficiaries. **The requirement of preparing and filing an inventory or an appraisal or a verified record of value, or both, may be waived by the unanimous written consent of all interested persons.**

- 144.020 Appraisers, certified public accountants or other experts may be engaged by the Personal representative to ascertain the fair market value of the assets of the estate as of the decedent's date of death. If it appears beyond a reasonable doubt that the assets will not be liquidated to pay the estate's debts, expenses or distributions in kind to heirs or beneficiaries, the Personal Representative can petition to be allowed to file a verification of value instead of an appraisal. If the personal representative reasonably believes that the value of the household furniture and furnishings of the estate is less than \$30,000, the personal representative may file a verified record of value in lieu of the appraisal.
- 144.040 The Inventory shall include only the decedent's interest in community assets together with all separate personal assets, only the real property located in Nevada, and a statement of the debts.
- 144.090 Amended inventory of newly discovered property is to be filed within 20 days of discovery of new assets.

See **Form 2** for sample inventory.

NOTICE TO CREDITORS

- 147.040 Notice to Creditors must be published in a newspaper as required under 155.020 and the notice must be mailed to all creditors who are readily ascertainable at the time of the first publication. Creditor's claims must be filed with the Clerk's office within 60 days for a summary administration and within 90 days for a general administration of mailing or publication whichever is applicable. Personal Representative must allow or reject each claim within 10 days after the period for filing claims expires.
- 155.020(5) A creditor not readily ascertainable at the time of first publication but discovered before the time expires to file claims, must be mailed a copy of the Notice to Creditors informing the creditor he has the later of 30 days from the date of mailing or the balance of the 60 day period or 90 day period (whichever is applicable) after first publication to file a claim.

SALES

- 148.060(1) Except as provided in NRS 148.170, 148.180 and in summary administration under chapter 145 of NRS in reference to sales of personal property; all other sales must be confirmed by the Court within 30 days of the sale.
- 148.060(2) Notice of all petitions for confirmation of sale must be given as provided under 155.010.
- 148.080 If the will of a testator directs the real property to be sold or gives authority to sell real property, it can be sold without notice but the Personal Representative must file a petition to have the sale confirmed by the Court as in all other cases.

- 148.170 Perishable and depreciating personal property can be sold and title pass without notice of the sale or court confirmation of the sale. The Personal Representative is responsible for the actual value of the personal property sold unless the Personal Representative obtains an Order approving the sale before the close of the estate.
- 148.180 If the will of a testator authorizes or the beneficiaries to receive the securities under the will consent to the sale of securities and the securities are sold on an established exchange, title passes without Court confirmation.
- An Order confirming the sale of all other securities being sold must be obtained from the Court. This can be done *ex parte* at the discretion of the Court.
- 148.190 Notice of all sales of personal property must be published in a local newspaper three times over a two week period before the day of the sale except as provided in 148.080, 148.170, 148.180 and in summary administration under chapter 145 of NRS, or if all devisees or heirs consent in writing the sale may be confirmed by the court without publication.
- 148.195 All personal property to be sold must be appraised within 1 year before the time of sale. If all Devisees have consent in writing, the sale may be confirmed by the court without an appraisal.
- 148.220 Notice of all sales of real property must be published in a local newspaper three times over a two week period before the day of the sale except as provided in 148.080. The court may waive publication if:
- (1) all devisees or heirs of the estate having an interest in the property consent in writing;
 - (2) the property has been publicly listed in a public property listing service for at least 30 days; or
 - (3) the property is subject to a lien or mortgage in excess of the value of the real property and the estate has entered into an agreement with the holder thereof to waive the deficiency and accept the net sales proceeds.
- 148.260 No sale of real property may be confirmed unless the Court is satisfied that the sum offered represents the fair market value of the property sold, and the property was appraised within 1 year before the time of sale.
- The court may waive the requirement for an appraisal (a) for good cause shown or (b) if the Personal Representative is the sole devisee or heir of the estate or if all devisees or heirs of the estate having an interest in the property consent in writing.
- 148.280 If a sale is confirmed, the conveyance must refer to the order confirming sale, and a certified copy of the order confirming the sale of real property must be recorded in the office of the county recorder where the real property is located.

ATTORNEY'S FEES AND COMPENSATION FOR PERSONAL REPRESENTATIVES

- 150.060 All attorney's fees must be approved by the Court. Attorneys are entitled to reasonable compensation for their services rendered to the estate. The petition for approval of attorney's fees can be combined with the petition for First and Final account.
- 150.060(4) If an attorney is requesting fees based on a percentage of the value of the estate the allowable compensation is as follows:
- (a) 4% for the first \$100,000.00
 - (b) 3% for the next \$100,000.00
 - (c) 2% for the next \$800,000.00
 - (d) 1% for the next \$9,000,000.00
 - (e) 0.5% for the next \$15,000,000.00
 - (f) for all amounts above \$25,000,000.00 a reasonable rate determined by the court.
- 150.060(5) The compensation of the attorney must be fixed by written agreement between the personal representative and the attorney, which is subject to approval by the court, after petition, notice and hearing. Before an attorney may receive compensation based on the value of the estate the personal representative must sign an agreement prepared by the attorney containing:
- 150.060(8)(a)
- (a) The Schedule of fees to be charged by the attorney.
 - (b) The manner in which compensation for extraordinary services may be charged.
 - (c) the fact that the court is required to approve the compensation of the attorney before the personal representative pays any such compensation.
- If the attorney is requesting compensation based upon the value of the estate accounted for by the personal representative, the attorney must provide the manner of calculating the compensation in the petition
- 150.060(8)(b) If the attorney is requesting compensation based upon an hourly fee, the petition must contain specific and detailed information supporting the entitlement to compensation, including:
- (a) Reference to time and hours;
 - (b) The nature and extent of services rendered;
 - (c) Claimed ordinary and extraordinary services;
 - (d) The complexity of the work required; and
 - (e) Other information considered to be relevant to a determination of entitlement.
- 150.060(9) The Notice of the hearing approving attorney's fees must state specifically the amount of the attorney's fees being requested if a copy of the petition is not sent to all interested persons with the Notice under 55.010.

150.020(1) Ordinary fees for a personal representative are computed on the value of the entire Probate estate less liens and encumbrances, as follows:

- (a) For the first \$15,000, at the rate of 4 percent.
- (b) For the next \$85,000, at the rate of 3 percent.
- (c) For all above \$100,000, at the rate of 2 percent.

150.030 Extraordinary fees for a Personal Representative may be made as the court deems just and reasonable for extraordinary services such as:

- (1) Management, sales or mortgages of real or personal property.
- (2) Contested or litigated claims against the estate
- (3) The adjustment and payments of extensive or complicate estate taxes.
- (4) Litigation in regard to the property of the estate.
- (5) The carrying on of the decedent's business pursuant to an order of the court.
- (6) Such other litigation or special services as may be necessary for the personal representative to prosecute, defend or perform.

ACCOUNTING AND REPORT

150.075 Notwithstanding the provision relating to an accounting, the Court may waive the requirement if all interested parties consent to the waiver in writing.

150.080 Within 6 months after appointment, the personal representative must file a verified account and report showing:

- (1) The amount of money received and expended by the personal representative;
- (2) The claims filed or presented against the estate, giving the name of each claimant, the nature of the claim, when it became due or will become due, whether it was allowed or rejected by the personal representative, or not yet acted upon; and
- (3) All other matters necessary to show the condition of the estate.

150.105 Until all remaining property is distributed pursuant to a final order, the personal representative shall file with the Court annually an accounting for the estate.

150.110 A final account and report is required to be filed with the Court

150.115 A supplemental accounting must be filed subsequent to the final account detailing any receipts and disbursements made by the Personal Representative since the filing of the final account. This can be ex parte.

151.230 A Final Discharge Order may be obtained following the filing of the proper receipts.

See **Form 3** for a sample accounting.

INDEPENDENT ADMINISTRATION

143.345(3) The notice of hearing of the petition for authority to administer the estate through independent administration must contain a statement in language substantially similar to the following:

The petition requests authority to administer the estate under the Independent Administration of Estates Act. This will avoid the need to obtain court approval for many actions taken in connection with the estate. However, before taking certain actions, the personal representative will be required to give notice to interested persons unless they have waived notice or have consented to the proposed action. Independent administration authority will be granted unless good cause is shown why it should not be.

143.380 Under full independent administration the personal representative can sell real property without court approval and can avoid the requirements of publication of the notice of sale, and court approval of agent's and broker's commissions.

143.705 Where notice is required under independent administration, The personal representative must provide notice of a proposed action to:

- (1) Each known devisee whose interest in the estate would be affected;
- (2) Each known heir whose interest would be affected, each person who has filed a request for special notice;
- (3) The attorney general if any portion of the estate is to escheat to the state and its interest would be affected by the action.

143.725 A notice of proposed actions must contain:

- (a) The name and address of the personal representative;
- (b) The person and telephone number to call to get additional information;
- (c) The action proposed to be taken with a specific description of the action;
- (d) The date on which the proposed action will be taken.

The notice must also provide a form for objecting to the proposed action.

143.735 Any person entitled to notice may object to a proposed action.

143.400 - Actions which require notice:
143.465

- Sale or exchange of real property
- Sale or incorporation of business
- Abandonment of tangible personal property
- Power to borrow and to encumber the property of the estate
- Grant of option to purchase real property of the estate
- Transfer of property to person exercising option to purchase provided in will
- Conveyance or transfer of real or personal property under certain circumstances
- Determination of claims to property
- Disclaimers
- Preliminary distributions
- Actions concerning claims by, for the benefit of, or against the estate
- Commencement and defense of certain actions and proceedings
- Modification of terms of obligation to or in favor of decedent

143.500 - Actions which require notice under certain circumstances:
143.540

- Management and control of estate property requires notice if it involves anything in NRS 143.400 to 143.465
- Entering into contracts for the estate requires notice if the contract cannot be performed within 2 years from when the contract is entered
- Continuation of a partnership or business requires notice if the personal representative is continuing as a general partner or is continuing the operation of an unincorporated business for more than 6 months
- Payment of a family allowance requires notice when making the first payment of a family allowance; making the first payment of a family allowance beginning more than 12 months after the death of the decedent; making any increase in the amount of payment for a family allowance
- Lease of estate property requires notice when a lease for real property is for a term longer than a year and for personal property when it is for longer than 2 years
- Except for securities and perishable personal property, notice is required for the sale or exchange of personal property
- Grants of exclusive rights to sell property require notice when the personal representative grants to the same broker extensions and the total period is over 270 days.

- 143.600 - Actions that do not require notice:
143.655
- Conveyance or transfer of property
 - Payment of taxes assessments and expenses
 - Purchase of annuity when directed by the will
 - Exercise of option
 - Purchase of securities to perform incomplete contract of sale
 - Holding securities in the name of the nominee
 - Exercise of security subscription or conversion rights
 - Repairs and improvements to property of the estate
 - Acceptance of deed or deed of trust in lieu of foreclosure or trustee's sale
 - Partial satisfaction of mortgage or partial re-conveyance under deed of trust

143.710 Interested parties can consent to proposed actions eliminating the need for notice to that party.

143.715 Interested parties can waive notice either for a particular action or generally.

MISCELLANEOUS PROVISIONS

123.250(1) Upon the death of a married decedent:

- (a) An undivided one-half interest in the community property is the property of the surviving spouse and his or her sole separate property.
- (b) The remaining interest: (i) Is subject to the testamentary disposition of the decedent or, in the absence of such a testamentary disposition, goes to the surviving spouse; and (ii) Is the only portion subject to probate.

41B.200 A killer cannot benefit from the death of the person he or she has killed.

41B.300 Any interest in the estate or pay on death account or other transfer would be distributed as though the killer had predeceased the decedent.

155.097(2) A transfer on or after the transferor's death is presumed void if the transfer is to:

- (a) The person who drafted the transfer instrument;
- (b) A caregiver of the transferor who is a dependent adult;
- (c) A person who materially participated in formulating the dispositive provisions of the transfer instrument or paid for the drafting of the transfer;
- (d) A person related to or affiliated with any person described above

155.0935 A caregiver is any person who provides health or social services to a dependent adult for remuneration other than a donative transfer pursuant to this chapter or the reimbursement of expenses

AFFIDAVIT OF ENTITLEMENT

STATE OF NEVADA)
COUNTY OF CLARK)

_____, being first duly sworn upon oath says:

1. That affiant is the person who has a right to succeed to the property of the decedent, _____ or is a beneficiary under the Last Will and Testament of the decedent, who died in the County of _____, State of _____, on the ____ day of _____, _____, leaving an estate in Clark County, Nevada, which is not real property nor a lien thereon, of a gross value that does not exceed \$25,000 (or \$100,000 if affiant is the surviving spouse of decedent) consisting of the following: _____

[Describe the assets (bank account, stock certificate, insurance proceeds, vehicle, personal property, etc.) and the portion claimed.]

2. That affiant has the right, pursuant to the provisions of NRS 146.080 to succeed to said property of said decedent, and to have any evidences of interest, indebtedness or right transferred to affiant by _____

[Person, representative, corporation, etc., having custody of such property or acting as registrar or transfer agent of such evidence of interest.]

3. That at least forty days have elapsed since the date of death of decedent.

4. That no application or petition for the appointment of a personal representative is pending or has been granted in any jurisdiction.

5. That all debts of decedent, including funeral and burial expenses, have been paid or provided for, and that no funds are owed to the Nevada Department of Health and Human Services as a result of payment of benefits for Medicaid.

6. That affiant has given written notice, if necessary, by personal service or by certified mail, identifying affiant’s claim and describing the property claimed, to every person whose right to succeed to the decedent’s property is equal or superior to that of affiant, and that at least 14 days have elapsed since the notice was served or mailed.

7. That affiant is personally entitled to full payment or delivery of the property claimed or is entitled to payment or delivery on behalf of and with the written authority of all other successors who have an interest in the property.

8. That the affiant has no knowledge of any existing claims for personal injury or tort damages against the decedent

9. That affiant acknowledges that affiant understands that filing a false affidavit constitutes a felony in the State of Nevada.

SUBSCRIBED AND AFFIRMED to before me this _____ day of _____, 20__

Signature

NOTARY PUBLIC

[Type or print name & address]

**DISTRICT COURT
CLARK COUNTY, NEVADA**

In the Matter of the Estate of:

Case No.:

Dept. No.:

Deceased

INVENTORY, APPRAISAL & RECORD OF VALUE

	(A) GROSS ASSET VALUE	(B) AMOUNT OF ENCUMBRANCE	(C) ESTATE'S INTEREST*	(A+B)×(C) NET VALUE OF ESTATE'S INTEREST
A. REAL PROPERTY				
Description				
1.	\$	\$	%	\$
2.	\$	\$	%	\$
3.	\$	\$	%	\$
B. PERSONAL PROPERTY				
Cash and Deposits (list)				
4.	\$	\$	%	\$
5.	\$	\$	%	\$
6.	\$	\$	%	\$
Partnership interests, etc. (describe)				
7.	\$	\$	%	\$
8.	\$	\$	%	\$
9.	\$	\$	%	\$
Notes, bonds, securities, debts, etc. (list name & address of debtor, date debt originated, date of endorsement, estimate as to collectible amount)				
10.	\$	\$	%	\$
11.	\$	\$	%	\$
12.	\$	\$	%	\$
Vehicles (describe)				
13.	\$	\$	%	\$
14.	\$	\$	%	\$
15.	\$	\$	%	\$
Misc. Personal Property (describe)				
16.	\$	\$	%	\$
17.	\$	\$	%	\$
18.	\$	\$	%	\$
TOTAL:	\$	\$		\$

*Designate nature of Estate's interest & percentage of ownership, e.g., (C) community, (S) separate, 50% (C) or (S), etc.

STATE OF NEVADA)
COUNTY OF CLARK)

OATH OF APPRAISER

I, the undersigned, appraiser of the Estate of the above-named Decedent, solemnly affirm that I will truly, honestly, and impartially appraise the inventory of the estate to the best of my knowledge and ability.

SUBSCRIBED AND AFFIRMED to before me this _____ day of _____, 20____ Appraiser

NOTARY PUBLIC (Type name & address)

APPRAISAL

I, the undersigned appraiser of the Estate of the above-named Decedent, hereby certify that items _____ of the inventory of the estate have been examined by me and that I appraised these items on the inventory at the value shown opposite thereof for a total sum of _____ dollars (\$_____).

Appraiser Date

(Repeat Oath & Certification for each Appraiser, attach separate sheets if necessary)

STATE OF NEVADA)
COUNTY OF CLARK)

OATH OF PERSONAL REPRESENTATIVE

I, the undersigned Personal Representative of the Estate of the above-named Decedent, solemnly affirm that the foregoing inventory is a true statement of all assets of the Estate which have come into my possession or of which I have knowledge and includes all money and claims of the Deceased.

SUBSCRIBED AND AFFIRMED to before me this _____ day of _____, 20____ Personal Representative

NOTARY PUBLIC

VERIFIED RECORD OF VALUE IN LIEU OF APPRAISEMENT

I, the undersigned, solemnly affirm that items _____ of the inventory of the Estate have been examined by me and that I recorded the value of these items on the inventory at the value shown opposite thereof for a total sum of _____ dollars (\$_____).

Personal Representative

STATE OF NEVADA)
COUNTY OF CLARK)

I, the undersigned, being duly sworn, state that I am the Personal Representative of the Estate of the above-named Decedent; that I have read the above and foregoing Record of Value, that I know the contents thereof, and that the same is true of my own knowledge, except for those matters therein stated on information and belief, and as for those matters I believe them to be true.

SUBSCRIBED AND AFFIRMED to before me this _____ day of _____, 20____ Personal Representative

NOTARY PUBLIC

Form 3

INITIAL ACCOUNTING

INVENTORY as filed on _____ (date of filing Inventory): \$ _____

ADDITIONS:

Income received (Schedule A) \$ _____

Gain from sale of assets (Schedule B) \$ _____

Refunds (Schedule C) \$ _____

Other Additions (Schedule D) \$ _____

TOTAL ADDITIONS: \$ _____

TOTAL CHARGEABLE ASSETS: \$ _____

DEDUCTIONS:

Expenses paid (Schedule E) \$ _____

Losses from sale of assets (Schedule F) \$ _____

Other Deductions (Schedule G) \$ _____

TOTAL DEDUCTIONS: \$ _____

TOTAL ASSETS ON HAND as of _____: \$ _____

RECAP OF ACCOUNTING as of _____:

Cash in Banks (Schedule H) \$ _____

Notes Receivable (Schedule I) \$ _____

Shares of Stock (Schedule J) \$ _____

Real Property (Schedule K) \$ _____

Vehicles (Schedule L) \$ _____

Other Assets (Schedule M) \$ _____

RECAP TOTAL ASSETS as of _____: \$ _____