

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address):

FOR COURT USE ONLY

Richard S. Matson (State Bar # 78858)  
Richard S. Matson Law Office, Inc.  
1342 Esplanade, Suite A  
Chico, CA 95926

TELEPHONE NO.: (530) 343-5373

FAX NO. (Optional): (530) 343-8581

E-MAIL ADDRESS (Optional):

ATTORNEY FOR (Name): Bobbie Nell Cook

FILED Superior Court of California  
County of Butte  
DEC 06 2013  
Kimberly Flener, Clerk  
By M. IRMER

SUPERIOR COURT OF CALIFORNIA, COUNTY OF BUTTE

STREET ADDRESS: 655 Oleander Avenue

MAILING ADDRESS: 655 Oleander Avenue

CITY AND ZIP CODE: Chico 95926

BRANCH NAME: Probate Division

ESTATE OF (Name): Dan James Cook

DECEDENT  CONSERVATEE  MINOR

INVENTORY AND APPRAISAL

Partial No.: One

Corrected

Final

Reappraisal for Sale

Supplemental

Property Tax Certificate

CASE NUMBER:

PR-40274

Date of Death of Decedent or of Appointment of Guardian or Conservator:

August 12, 2011

APPRAISALS

- 1. Total appraisal by representative, guardian, or conservator (Attachment 1): \$ 0.00
- 2. Total appraisal by referee (Attachment 2): \$ 137,000.00
- TOTAL: \$ 137,000.00**

DECLARATION OF REPRESENTATIVE, GUARDIAN, CONSERVATOR, OR SMALL ESTATE CLAIMANT

- 3. Attachments 1 and 2 together with all prior inventories filed contain a true statement of  all  a portion of the estate that has come to my knowledge or possession, including particularly all money and all just claims the estate has against me. I have truly, honestly, and impartially appraised to the best of my ability each item set forth in Attachment 1.
- 4.  No probate referee is required  by order of the court dated (specify):
- 5. **Property tax certificate.** I certify that the requirements of Revenue and Taxation Code section 480
  - a.  are not applicable because the decedent owned no real property in California at the time of death.
  - b.  have been satisfied by the filing of a change of ownership statement with the county recorder or assessor of each county in California in which the decedent owned property at the time of death.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 12-2-13

Bobbie Nell Cook

(TYPE OR PRINT NAME; INCLUDE TITLE IF CORPORATE OFFICER)

*Bobbie Nell Cook*  
(SIGNATURE)

STATEMENT ABOUT THE BOND

(Complete in all cases. Must be signed by attorney for fiduciary, or by fiduciary without an attorney.)

- 6.  Bond is waived, or the sole fiduciary is a corporate fiduciary or an exempt government agency.
- 7.  Bond filed in the amount of: \$  Sufficient  Insufficient
- 8.  Receipts for: \$ \_\_\_\_\_ have been filed with the court for deposits in a blocked account at (specify institution and location):

Date:

(TYPE OR PRINT NAME)

(SIGNATURE OF ATTORNEY OR PARTY WITHOUT ATTORNEY)

ESTATE OF (Name): Dan James Cook	CASE NUMBER:  PR-40274
<input checked="" type="checkbox"/> DECEDENT <input type="checkbox"/> CONSERVATEE <input type="checkbox"/> MINOR	

**DECLARATION OF PROBATE REFEREE**

9. I have truly, honestly, and impartially appraised to the best of my ability each item set forth in Attachment 2.
10. A true account of my commission and expenses actually and necessarily incurred pursuant to my appointment is:
- |                       |                  |  |
|-----------------------|------------------|--|
| Statutory commission: | \$ 137.00        |  |
| Expenses (specify):   | \$ 82.00         | (Plumas County Probate Referee Expenses) |
| <b>TOTAL:</b>         | <b>\$ 219.00</b> |  |

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: September 19, 2013

Jane Dolan

(TYPE OR PRINT NAME)



(SIGNATURE OF REFEREE)

**INSTRUCTIONS**

(See Probate Code sections 2610-2616, 8801, 8804, 8852, 8905, 8960, 8961, and 8963 for additional instructions.)

- See Probate Code section 8850 for items to be included in the inventory.
- If the minor or conservatee is or has been during the guardianship or conservatorship confined in a state hospital under the jurisdiction of the State Department of Mental Health or the State Department of Developmental Services, mail a copy to the director of the appropriate department in Sacramento. (Prob. Code, § 2611.)
- The representative, guardian, conservator, or small estate claimant shall list on Attachment 1 and appraise as of the date of death of the decedent or the date of appointment of the guardian or conservator, at fair market value, moneys, currency, cash items, bank accounts and amounts on deposit with each financial institution (as defined in Probate Code section 40), and the proceeds of life and accident insurance policies and retirement plans payable upon death in lump sum amounts to the estate, except items whose fair market value is, in the opinion of the representative, an amount different from the ostensible value or specified amount.
- The representative, guardian, conservator, or small estate claimant shall list in Attachment 2 all other assets of the estate which shall be appraised by the referee.
- If joint tenancy and other assets are listed for appraisal purposes only and not as part of the probate estate, they must be separately listed on additional attachments and their value excluded from the total valuation of Attachments 1 and 2.
- Each attachment should conform to the format approved by the Judicial Council. (See *Inventory and Appraisal Attachment* (form DE-161/GC-041) and Cal. Rules of Court, rules 2.100—2.119.)

ESTATE OF (Name) :

**DAN JAMES COOK**

CASE NUMBER:

**PR-40274**

**INVENTORY AND APPRAISAL  
ATTACHMENT NO.:   2**

*(In decedents' estates, attachments must conform to Probate Code section 8850(c) regarding community and separate property.)*

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*(Add pages as required.)*

Item No.DescriptionAppraised value**1. REAL PROPERTY:**

The real property near Lake Almanor, County of Plumas, State of California, described as follows:

LOT 4 IN BLOCK 4, AS NUMBERED AND DESIGNATED UPON A MAP ENTITLED "MAP OF CAMP PRATTVILLE, SUBDIVISION, NO. 2", RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA ON OCTOBER 27, 1955 IN BOOK 1 OF MAPS, AT PAGE 72, PLUMAS COUNTY RECORDS.

SUBJECT HOWEVER TO THE RESTRICTIONS THAT NO BUSINESS OR COMMERCIAL BUILDING SHALL BE CONSTRUCTED OR MAINTAINED ON SAID PREMISES, AND NO BUSINESS OF ANY KIND OR CHARACTER, NOR CLUB OR RESORT, SHALL BE OPERATED OR CONDUCTED IN ANY BUILDING OR BUILDINGS ERECTED THEREON, IT BEING UNDERSTOOD AND AGREED THAT ONLY A HOME OR SUMMER HOME, CABIN OR COTTAGE, SHALL BE ERECTED THEREON, WITH SUCH OTHER BUILDING OR BUILDINGS NECESSARY OR CONVENIENT FOR A RESIDENCE.

PROVIDED FURTHER THAT NO STRUCTURE ERECTED AS A HOME OR COTTAGE, OR SUMMER CABIN, SHALL BE CONSTRUCTED WITH FLOOR AREA OF LESS THAN 18 FEET BY 24 FEET, EXCLUSIVE OF ANY PORCHES ATTACHED THERETO.

RESERVING HOWEVER, AS EASEMENT OR RIGHT-OF-WAY OVER AND ACROSS SAID LOT FOR WATER MAINS, AND LINES FOR THE CONVEYANCE OF WATER FOR DOMESTIC USE TO AND ON OTHER LOTS IN THE SAID CAMP PRATTVILLE SUBDIVISIONS.

PURCHASER FURTHER AGREES THAT WHEN AND IF THEY ARE FORMED, HE WILL BECOME A MEMBER OF PRATTVILLE MUTUAL WATER COMPANY, A NON-PROFIT CORPORATION, AND OF PRATTVILLE HOMES ASSOCIATION, ALSO A NON-PROFIT CALIFORNIA CORPORATION, AND TO OBSERVE, BE BOUND BY AND PERFORM ALL REQUIREMENTS OF THE ARTICLES, BY-LAWS AND RESOLUTIONS OF EITHER OR BOTH THEREOF AS EITHER NOW OR HEREAFTER EXISTING. PURCHASER FURTHER AGREES TO PAY ALL DUES AND ASSESSMENTS PROVIDED FOR BY THE ARTICLES, BY-LAWS OR RESOLUTIONS OF SAID CORPORATIONS OF EITHER OR BOTH OF THEM. PURCHASER AGREES THAT SUCH CORPORATIONS OR EITHER THEREOF SHALL HAVE THE RIGHT TO SUCH EASEMENTS OVER THIS PROPERTY AS MAY REASONABLY BE NECESSARY OR APPROPRIATE FOR THE ACCOMPLISH OF THE PURPOSES SET FORTH

ESTATE OF (Name) : <b>DAN JAMES COOK</b>	CASE NUMBER: <b>PR-40274</b>
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**INVENTORY AND APPRAISAL  
ATTACHMENT NO.: 2**

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*(Add pages as required.)*

IN THE ARTICLES AND BY-LAWS THEREOF AS NOW OR HEREAFTER EXISTING. PURCHASER AGREES TO CONVEY ANY SUCH EASEMENTS TO EITHER OR BOTH OF SAID CORPORATIONS UPON REQUEST AND WITHOUT CONSIDERATION.

APN: 001-283-004

(Commonly known as 2369 Ashley Avenue, Prattville, CA 95923 - This property also includes a 2002 manufactured home on a permanent foundation. The manufactured home is not considered personal property.)

**This is decedent's community property.**

**Appraised Value: \$ 125,000.00**

**2. REAL PROPERTY:**

An undivided one-half (1/2) interest in the real property near Lake Almanor, County of Plumas, State of California, described as follows:

THE SOUTH 50 FEET OF LOT 3, IN BLOCK 4, OF THE "MAP OF CAMP PRATTVILLE SUBDIVISION, NO. 2", ACCORDING TO THE MAP THEREOF FILED OCTOBER 27, 1955 IN THE OFFICIAL RECORDS OF PLUMAS COUNTY, CALIFORNIA, IN MAP BOOK 1, AT PAGE 72.

APN: 001-283-003

(Commonly known as 2355 Ashley Avenue, Prattville, CA 95923-9799. This property includes home site improvements, including a septic tank.)

**This is decedent's separate property.**

**Appraised Value: \$ 12,000.00**