

When recorded, return to:
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1692 County Road
Minden, NV 89423

FILED

1 CASE NO. 01-PB-0061

NO _____

2 DEPT. NO. II

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'01 SEP 17 P4:01

SEP 17 2001

DOUGLAS COUNTY
DISTRICT COURT CLERK

BARBARA REED
CLERK

B. PHENIX

BY _____ DEPUTY

6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF DOUGLAS

9 IN THE MATTER OF THE ESTATE

10 OF

ORDER SETTING ASIDE ESTATE
WITHOUT ADMINISTRATION

11 WILLIAM CHARLES REEDER,
12 also known as
13 WILLIAM C. REEDER,

14 Deceased.

16 It appearing to the satisfaction of the Court that a
17 verified petition to set aside the Nevada estate of the above-
18 named decedent without administration has been filed, and that
19 notice of the time and place of the hearing thereon has been
20 duly given in the manner required by law, and that no one has
21 objected or presented any reason why said Petition should not
22 be granted;

23 The Court finds as follows:

24 1. WILLIAM CHARLES REEDER, a divorced man, died on July
25 25, 2001, in Douglas County, Nevada, leaving real and personal
26 property situate in the State of Nevada. Decedent was a
27 resident of Douglas County, Nevada, at the time of his death. A
28

1 period of at least thirty (30) days has elapsed since the
2 decedent's death.

3 2. Decedent executed his Last Will and Testament
4 (hereinafter referred to as "the Will") on April 18, 1997;
5 Petitioner, REBECCA LYNN BASTIEN, was nominated successor
6 Executrix in that Last Will and Testament. The Will directed
7 that the residue of decedent's estate be distributed to CYNTHIA
8 REEDER, who was married to the decedent at the time he made his
9 said Will on April 18, 1997. The decedent and CYNTHIA REEDER
10 divorced in February 1998; therefore, pursuant to NRS 133.115,
11 every devise, beneficial interest or designation to serve as
12 personal representative given to CYNTHIA REEDER (now Cynthia
13 Davis) in a will executed before the entry of the decree of
14 divorce is revoked, and the Will takes effect in the same
15 manner as if CYNTHIA REEDER (now Cynthia Davis) had died before
16 the decedent herein died. Therefore, because the decedent's
17 last Will must be read consistently with that mandate, the
18 Court finds, pursuant to paragraph 3.4 of the decedent's last
19 Will, that the decedent designated REBECCA LYNN BASTIEN as the
20 decedent's first alternate devisee and legatee, and, as such,
21 REBECCA LYNN DANIELS (née Bastien) is the decedent's sole
22 devisee and legatee and the only person eligible under
23 decedent's last Will to serve as his personal representative.
24

25 3. Petitioner REBECCA LYNN BASTIEN was married to Darren
26 Daniels on August 4, 2001, whereupon she assumed the surname
27 Daniels. Petitioner is a resident of Gardnerville, Nevada, and
28 over the age of eighteen (18) years.

1 4. Petitioner is familiar with decedent's personal and
2 financial affairs. The decedent died with an estate in Nevada
3 the gross value of which, after deducting any encumbrances,
4 does not exceed FIFTY THOUSAND DOLLARS (\$50,000).

5 5. The property left by the decedent in the State of
6 Nevada consists of the following real and personal property:

- 7 1. Lot 27, as shown on the map of Carson Valley Estates
8 Subdivision Unit No. 1, filed in the Office of the County
9 Recorder of Douglas County, Nevada, on July 19, 1965, in
10 Book 33, Page 19, Document No. 28834. Assessor's Parcel
11 No. 1220-04-510-010. APPRAISED VALUE: \$122,000 encumbered
12 by first deed of trust: \$59,683.77; and second deed of
13 trust: \$38,280.04; **net equity: \$24,036.19.**
- 14 2. Furniture and furnishings located at 1334 Toiyabe,
15 Gardnerville, Nevada; **approximate value: \$500**
- 16 3. Bank Account No. 0003-1300-4434, at Bank of America in the
17 **approximate amount of \$100;**
- 18 4. 1989 Toyota pickup, VIN JT4VN93DSK0004140; approximate
19 value: \$1000.00;
- 20 5. Tools, dies, machines, prototypes, and the like, of an
21 approximate value of \$800;
- 22 6. Disability payment from Maxton Manufacturing for \$2,350
23 which has been deposited into estate account No.
24 004963896399 at Bank of America;
- 25 7. Last paycheck from Maxton Manufacturing for \$93.23 which
26 ahs been deposited into estate account No. 004963896399 at
27 Bank of America; and
- 28 8. Miscellaneous personal property, such as clothing,
 jewelry, and the like, of nominal value, not exceeding
 \$500.

29 Total: \$29,379.42, more or less.

30 Thus, the gross value of the decedent's estate, less
31 encumbrances, does not exceed the sum of FIFTY THOUSAND DOLLARS
32 (\$50,000).

33 6. The following payments are due to be paid to others
34 from the decedent's estate: (1) funeral expenses; (2) expenses

35 ///

1 of last illness; (3) money owed to Department of Human
2 Resources as a result of payment of benefits for Medicaid;
3 (4) debts justly due and owing to other creditors.

4 The Court further finds that, in connection with the
5 preparation, filing, and processing of the Petition in this
6 case, which relates to transferring ownership of the decedent's
7 interest in the above-referenced real and personal property to
8 REBECCA LYNN BASTIEN, and all matters relating directly
9 thereto, the law office of GEORGE M. KEELE, ESQ., has provided
10 to Petitioner in excess of 9.5 hours of legal services at his
11 usual and customary hourly fee of \$195 per hour, for the
12 reasonable total of ONE THOUSAND EIGHT HUNDRED FIFTY-TWO AND
13 50/100 DOLLARS (\$1,852.50), and that the law firm has advanced
14 reasonable costs in the amount of FOUR HUNDRED SIXTEEN AND
15 24/100 DOLLARS (\$416.24), which fees and costs are necessary,
16 appropriate, and reasonable and which should be paid by the
17 estate to said firm; however, the firm has waived its fees, so
18 the Petitioner shall be required to reimburse only the firm's
19 costs in the sum of \$416.24.
20

21 The Court further finds, pursuant to section 146.070 of
22 NRS, that this decedent's estate must not be administered upon
23 but that the whole of the estate be assigned and set apart in
24 the following order:

25 (1) To the payment of funeral expenses, expenses of last
26 illness, money owed to the department of human resources as a

27 ///
28

1 result of payment of benefits for Medicaid and creditors, if
2 there are any; and

3 (2) Any balance remaining to the claimant or claimants
4 entitled thereto pursuant to a valid will of the decedent, and
5 if there is no valid will, pursuant to intestate succession.

6 The Court further finds that as the sole claimant entitled
7 thereto, this is a proper case for the whole of the decedent's
8 estate to be set aside to REBECCA LYNN BASTIEN, pursuant to NRS
9 134.100 and pursuant to the Last Will and Testament of the
10 decedent, dated April 18, 1997, which has been reviewed by the
11 Court.

12 IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court
13 that the whole of the Nevada estate of said WILLIAM CHARLES
14 REEDER, also known as WILLIAM C. REEDER, deceased, including
15 all right, title and interest owned or held by the decedent on
16 the date of his death in the real and personal property more
17 particularly described as follows:
18

- 19 1. Lot 27, as shown on the map of Carson Valley Estates
20 Subdivision Unit No. 1, filed in the Office of the County
21 Recorder of Douglas County, Nevada, on July 19, 1965, in
22 Book 33, Page 19, Document No. 28834, Assessor's Parcel
23 No. 1220-04-510-0101 subject to all liens and encumbrances
24 against said real property;
- 25 2. Furniture and furnishings located at 1334 Toiyabe,
26 Gardnerville, Douglas County, Nevada;
- 27 3. Bank Account No. 0003-1300-4434, at Bank of America;
- 28 4. 1989 Toyota pickup, VIN JT4VN93DSK0004140;
5. Tools, dies, machines, prototypes, drawings, and the like;
6. All principal and accrued interest in estate account No.
004963896399 at Bank of America; and
7. Miscellaneous personal property, such as clothing,
jewelry, intellectual property rights, and the like.

///

1 TOGETHER with all and singular the tenements,
2 hereditaments and appurtenances thereunto belonging or in
3 anywise appertaining, and any reversions, remainders, rents,
4 issues or profits thereof;

5 TOGETHER with any and all other assets of said estate that
6 may be hereafter discovered in the State of Nevada, be, and the
7 same are hereby conveyed, assigned and set aside to, and the
8 title thereof shall vest absolutely in: REBECCA LYNN DANIELS
9 (née Bastien), a married woman, as her sole and separate
10 property.

11 IT IS FURTHER ORDERED that Petitioner pay:

12 A. (1) funeral expenses;

13 (2) expenses of last illness;

14 (3) money owed to Department of Human Resources as a
15 result of payment of benefits for Medicaid;

16 (4) debts justly due and owing to other creditors;

17 B. the law office of GEORGE M. KEELE, ESQ., the sum of
18 FOUR HUNDRED SIXTEEN AND 24/100 DOLLARS (\$416.24) as
19 reimbursement of its costs advanced in this matter.
20

21 IT IS FURTHER ORDERED that no further administration need
22 be undertaken in this estate.

23 DATED this 17 day of September, 2001.

24
25 
26 DISTRICT JUDGE
27
28

CERTIFIED COPY

The document to which this certificate is attached is a true, true and correct copy of the original on file and of record in my office.

DATE: September 17, 2001 **SEAL**

Clerk of the 9th Judicial District Court
of the State of Nevada, In and for the County of Douglas,

By Betty Brown Deputy

REQUESTED BY
George Keele
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2001 SEP 18 PM 12:50

LINDA SLATER
RECORDER

\$13⁰⁰ PAID KJ DEPUTY

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