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REQUESTED BY
Alling & Jillson
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 SEP 24 AM 10:18

WERNER CHRISTEN
RECORDER

\$16⁰⁰ PAID KJ DEPUTY

Order Terminating Joint Tenancy
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

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1 CASE NO.: 03-CV-0251

2 DEPT NO.: II

2003 SEP 22 PM 1:52

BARBARA REED
CLERK

B. Williams DEPUTY

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

8 In Re the Estate of BERNARD D. LEMAN,) **ORDER TERMINATING JOINT TENANCY**
9 Deceased.)

10
11 The Verified Petition of DORIS J. LEMAN ("Petitioner"), coming on regularly for hearing on this
12 date and that notice of said hearing having been duly given as required by law, and the Court having
13 reviewed the evidence finds that the facts alleged in the Verified Petition are true and correct and the relief
14 sought therein should be granted.

15 This Court hereby finds as follows:

- 16 1. BERNARD D. LEMAN ("Decedent") died on or about July 23, 2003, in Washoe County, Nevada,
- 17 being at the time of his death a resident of Douglas County, Nevada;
- 18 2. That said Decedent had owned with Petitioner certain real property in Minden, Nevada, commonly
- 19 described as 1775 Heather Circle, Minden, Nevada (APN 1320-30-112-011) ("Real Property");
- 20 3. That said Real Property was held in joint tenancy as convenience only, being, in fact, the
- 21 community property of DORIS J. LEMAN and Decedent;
- 22 4. That Petitioner and Decedent, previously executed The B & D Leman 1999 Trust and intended to
- 23 transfer said Real Property into said Trust.

24 **NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED** that the
25 joint tenancy created by that certain deed dated November 20, 1991, recorded in the official records of
26 Douglas County as Document No. 267552, Book 1291, Page 3239 was created for convenience only as
27 between BERNARD D. LEMAN and DORIS J. LEMAN, husband and wife; that said Real Property was,

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1 in fact, community property of Petitioner and Decedent, and they intended to transfer said Real Property
2 into The B & D Leman 1999 Trust.

3 **IT IS FURTHER ORDERED** that the interest of BERNARD D. LEMAN to that Real Property
4 known as Assessors Parcel No. 1320-30-112-011 (formerly APN 17-290-37) specifically described as Unit
5 11, as set forth in the Final Map of WESTWOOD PARK NO. III, a Planned Unit Development filed for
6 record in the Office of the County Recorder of Douglas County, State of Nevada, on November 29, 1989,
7 in Book 1189, on Page 3658, as Document No. 215633, was terminated by the death of Decedent, and the
8 interest of the Decedent and the interest of Petitioner shall vest in the name of DORIS J. LEMAN, Trustee
9 of the B&D Leman 1999 Trust as property she inherited.

11 **DATED AND DONE IN OPEN COURT** this 22 day of Sept 2003.

12 
13 _____
14 DISTRICT JUDGE

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22 **CERTIFIED COPY**

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

26 **SEAL**
27 DATE: Sept 22 2003
28 B. Reed Clerk of the 1st Judicial District Court
of the State of Nevada, in and for the County of Douglas,

By [Signature] Deputy

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