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10/24/2005 01:48 PM Deputy: CF

**OFFICIAL RECORD**  
Requested By:  
ANDERSON & DORN LTD

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 4 Fee: 17.00  
BK-1005 PG-10712 RPTT: 0.00



APN # 35-100-33

**Recording Requested by:**

✓ **Name** ANDERSON & DORN, LTD.

**Address** 500 Damonte Ranch Parkway, Suite 860

**City/State/Zip** Reno, Nevada 89521

( for Recorder's use only )

**ORDER SETTING ASIDE ESTATE WITHOUT  
FURTHER ADMINISTRATION**

**(Title of Document)**

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

**This cover page must be typed or printed.**

FILED

1 Bryce L. Rader  
2 Bar No. 8232  
3 ANDERSON & DORN, LTD.  
4 500 Damonte Ranch Parkway, Suite 860  
5 Reno, NV 89521  
6 (775)823-9455  
7 (775)823-9456 Fax  
8 Attorney for YOSHIKO K. OSWALD

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2005 OCT 24 PM 1:36  
OCT 24 2005  
BARBARA REED  
CLERK  
DOUGLAS COUNTY  
DISTRICT COURT CLERK  
BY CHAPPEL

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

8 \*\*\*\*\*

9 IN THE MATTER OF THE ESTATE  
10 OF  
11 ROBERT A. OSWALD,  
12 Deceased.

Case No. *05-PB-0084*  
Dept No. *II*

14 **ORDER SETTING ASIDE ESTATE**  
15 **WITHOUT FURTHER ADMINISTRATION**

16 YOSHIKO K. OSWALD, Petitioner in the above-entitled matter, having filed her  
17 verified Petition to Set Aside Estate Without Further Administration, and said Petition having  
18 come on regularly to be heard this 24 day of October, 2005, and the Court  
19 having examined said Petition and having heard the evidence and proof finds:

20 That ROBERT A. OSWALD died on or about the 22<sup>nd</sup> day of March, 1998;

21 That due notice has been given of the hearing of said Petition in the manner and for the  
22 time required by law, that no request for Special Notice has been filed herein;

23 That the asset of said decedent to be set aside hereunder is an undivided 1/2 interest in the  
24 following described real property:

25 Southwest 1/4 of the Northwest 1/4 Section 26 Township 11 North Range 21 East.  
26 Assessor's Parcel No. 35-100-33  
27 40 Acres unimproved real estate  
28

BK- 1005  
PG- 10713  
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1 As recorded in that Quitclaim Deed, executed on March 29, 1982 and recorded  
2 with the County Recorder of Douglas County, Nevada on October 10, 1983 at  
3 Book 1083, Page 924, Document No. 088596.

4 and any other additional property of the decedent that is discovered and not identified herein  
5 whose value, when combined with the estate, does not exceed the statutory limit;

6 That appraised value of said real property is \$20,000.00;

7 That ownership of said real property is vested in Robert A. Oswald, a married man;

8 That the devisee of said real property under the Last Will and Testament of Robert A.  
9 Oswald is the Trustee of the Robert A. Oswald, Sr. and Yoshiko K. Oswald Declaration of Trust  
10 dated March 19, 1992;

11 That the following person is the current Trustee of said Trust:

12 Name & Address

13 YOSHIKO K. OSWALD  
14 P.O. Box 1066  
15 Zephyr Cove, Nevada 89448

16 That Petitioner obtained the services of Anderson & Dorn, Ltd., attorneys at law, for legal  
17 services rendered to this estate for which they are entitled to reasonable legal fees for their  
18 services to the Estate in the amount of \$3,476.25 and costs in the amount of \$1,266.40.

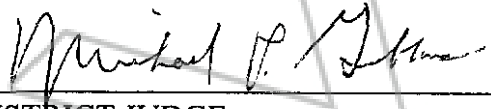
19 That said estate should be set aside, transferred and conveyed to, after payment of  
20 Petitioner's administrative costs and legal fees and costs, YOSHIKO K. OSWALD, Trustee, or  
21 her successors in trust, of the Robert A. Oswald, Sr. and Yoshiko K. Oswald Declaration of Trust  
22 dated March 19, 1992.

23 WHEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that said  
24 estate is under \$75,000.00, that the same, inclusive of any additional property of the estate whose  
25 value when combined with the estate does not exceed the statutory limit, be set aside, transferred  
26 and conveyed, after payment of administrative costs and legal fees and costs, to Yoshiko K.  
27 Oswald, Trustee, or her successors in trust, of the Robert A. Oswald, Sr. and Yoshiko K. Oswald  
28 Declaration of Trust dated March 19, 1992.

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1 IT IS HEREBY FURTHER ORDERED, ADJUDGED AND DECREED that Anderson  
2 & Dorn, Ltd. performed legal services rendered to this estate and advanced costs for which they  
3 are entitled to reasonable fees and costs in the amount of \$4,742.65.

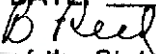
4 DONE in open Court this October 24, 2005.

5  
6   
7 \_\_\_\_\_  
8 DISTRICT JUDGE

SEAL

9 **CERTIFIED COPY**

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

13 DATE: October 27, 2005  
14  Clerk of the Judicial District Court  
15 of the State of Nevada, In and for the County of Douglas,

16 By  Deputy  
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