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OFFICIAL RECORD
Requested By:
ROWE & HALES

APN: 1320-30-311-029
**RECORDING REQUESTED BY AND
MAIL TO:**

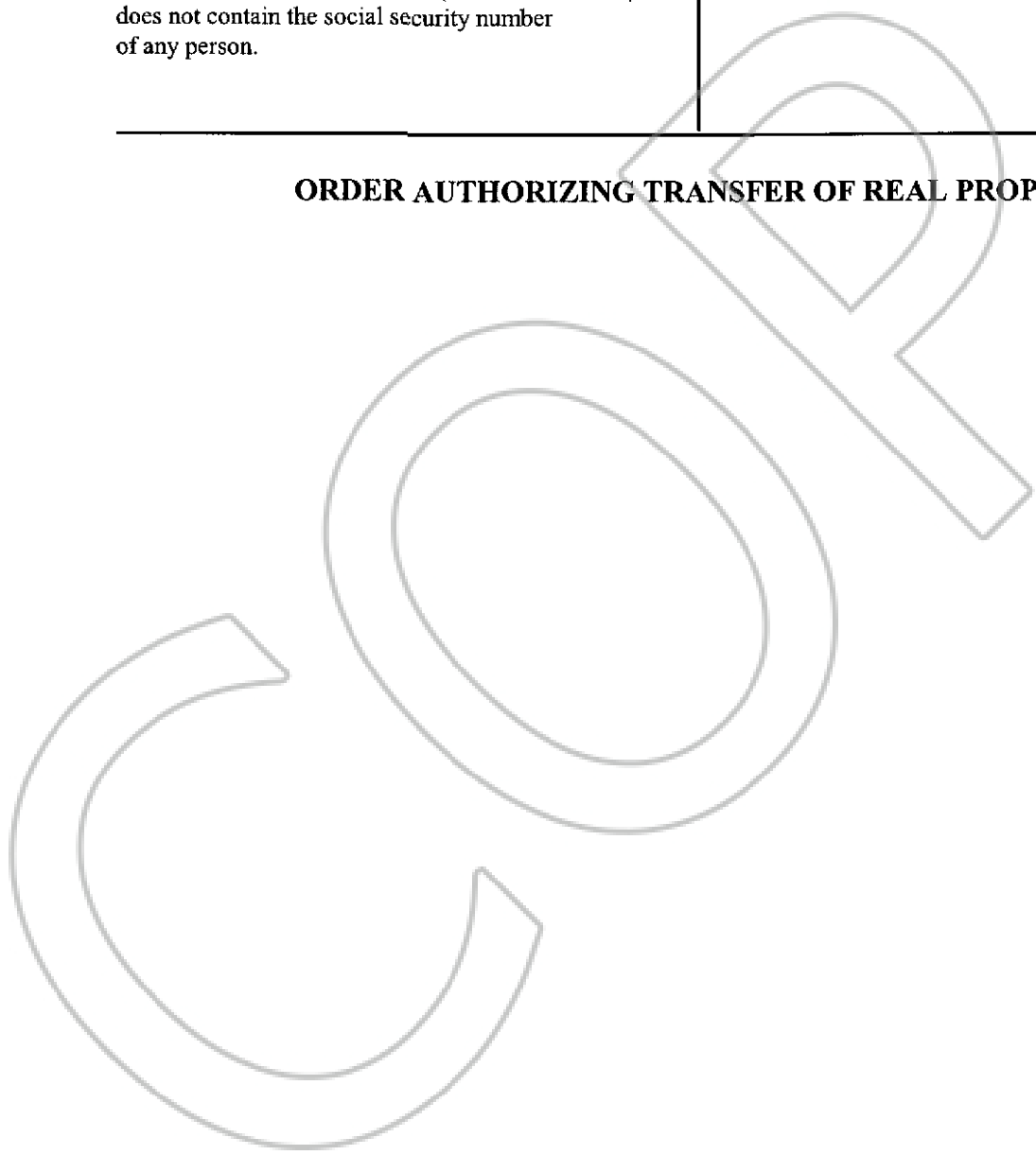
JAMES R. HALES, ESQ.
1638 Esmeralda Avenue
Minden, NV 89423

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0308 PG- 5764 RPIT: 0.00



Pursuant to NRS 239B.030(4), I affirm that
the instrument contained below (or attached hereto)
does not contain the social security number
of any person.

ORDER AUTHORIZING TRANSFER OF REAL PROPERTY



RECEIVED

MAR 10 2008

DOUGLAS COUNTY
DISTRICT COURT CLERK

FILED

2008 MAR 10 PM 1:37

BARBARA J. GRIFFIN
CLERK
K. WILFERT
BY _____ DEPUTY

1 CASE NO. 07-PB-0090

2 DEPT. NO. II

3 *This document does not contain the social*
4 *security number of any individual.*

5
6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

7
8 IN AND FOR THE COUNTY OF DOUGLAS

9 In the matter of the Estate of:

10 ALANAH JEAN WOODY,

11 Deceased.

**ORDER AUTHORIZING TRANSFER OF
REAL PROPERTY**

12 _____ /
13
14 This matter came on for hearing on the 10th day of March, 2008. James R. Hales, Esq, was
15 present in court representing the Petitioner Angus Quinlan.

16 The Court having reviewed the petition and being fully advised on this matter hereby finds that
17 Duane Woody, Decedent's brother, in fact owns a one-half interest in the Decedent's home described
18 mor fully herein. This finding is based upon the evidence establishing that the Decedent's parents
19 transferred the home to Decedent and her brother, Duane Woody, as a gift. At the time of the transfer
20 or thereafter, Decedent needed to take equity out of the home. In order to obtain a loan in her name, the
21 home had to be titled in her name. Accordingly, she reached an agreement with her brother that the title
22 to the home would be in her name, but that Duane would still own one-half of the home and she would
23 be responsible for the full amount of this equity loan.
24

25
26 NRS 146.020 provides that upon the filing of the Inventory, any interested person can petition
27 the Court to set aside for the use of the family the homestead and certain exempt property. The estate's
28

///

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P.O. Box 2080
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Rowe & Hales
Attorneys At Law

Physical Address
1638 Esmeralda Street
Mindon, NV 89423
(775) 782-8141



1 one-half interest in the property on Longleaf is appropriately set aside as the homestead for the
2 Decedent's surviving husband, and Petitioner herein, Angus Quinlan.

3 The legal description for the home owned equally by the Decedent and her brother Duane
4 Woody at date of Decedent's death is:

5
6 **Lot 6, in Block D as set forth on Final Map of WESTWOOD**
7 **VILLAGE UNIT NO. III, filed in the office of the County**
8 **Recorder of Douglas County, State of Nevada on August 31, 1989**
9 **in Book 889, Page 4564 as Document No. 209883.**

10 **TOGETHER with any an all buildings and improvements situate**
11 **thereon.**

12 **TOGETHER with the tenements, hereditaments and**
13 **appurtenances thereunto belonging or appertaining, and the**
14 **reversion and reversions, remainder and remainders, rents, issues**
15 **and profits thereof.**

16 **APN 1320-30-311-029**

17 **ACCORDINGLY IT IS HEREBY ORDERED AS FOLLOWS:**

18 1. The Decedent's home is to be transferred by the Personal Representative, one-half to
19 Petitioner as a homestead set aside, and one-half to the Decedent's brother, Duane Woody, who this
20 Court recognizes is the true owner of a half interest in the property.

21 2. The legal description for this parcel of property is:

22 **Lot 6, in Block D as set forth on Final Map of WESTWOOD**
23 **VILLAGE UNIT NO. III, filed in the office of the County**
24 **Recorder of Douglas County, State of Nevada on August 31, 1989**
25 **in Book 889, Page 4564 as Document No. 209883.**

26 **TOGETHER with any an all buildings and improvements situate**
27 **thereon.**

28 ///

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TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

APN 1320-30-311-029

DONE IN OPEN COURT THIS 10TH DAY OF MARCH 2008.

Michael P. Quinn

DISTRICT COURT JUDGE

COPY

SEAL

CERTIFIED COPY

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

DATE: 3/10/08
Barbara J. Griffin, Clerk of the 9th Judicial District Court of the State of Nevada, In and for the County of Douglas,

By *K. J. [Signature]* Deputy

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BK- 0308
PG- 5767