

OFFICIAL RECORD

Requested By:
RACHELLE J NICOLLE LTD

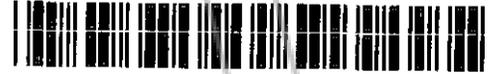
APN: 1022-09-001-067

Douglas County - NV
Werner Christen - Recorder

RECORDING REQUESTED BY and
AFTER RECORDING MAIL THIS DOCUMENT TO:

Page: 1 Of 5 Fee: 18.00
BK-0808 PG- 5085 RPTT: 0.00

✓ Rachele J. Nicolle Ltd.
Attorney at Law
1662 Highway 395, Suite 214
Minden, NV 89423



MAIL TAX STATEMENTS TO GRANTEE:

Jimmy L. Jackson
PO Box 704
Santaquin, UT 84655

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

Court Order & Affidavit of Payment

Attached is a certified copy of the Court Order Setting Aside Estate Without Administration. It pertains to a 1/2 interest in the following described real property owned by Loreta C. Jackson, now deceased. The Court Order distributes the property to the Decedent's husband Jimmy L. Jackson, now an unmarried man. The real property is situated in the County of Douglas, State of Nevada and specifically described as follows:

Lot 68, as shown on the map of Topaz Ranch Estates, Unit No. 3, filed in the office of the County Recorder of Douglas County, Nevada.

A.P.N. 1022-09-001-067

The Order also pertains to a 1/2 interest in a Certificate of Interest in Topaz Mutual Company, Inc. that provides water to the real property since it is "Appertaining to and being a part of and running with lot 68, unit no. 3 in Topaz Ranch Estates, Douglas County, Nevada."

By my signature below, I hereby affirm and declare that all attorney fees ordered to be paid to attorney Rachele J. Nicolle by this Court Order have been paid in full.

Dated: August 28, 2008.

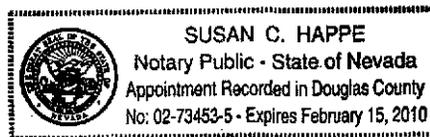
Rachele J. Nicolle, Attorney at Law

JURAT

State of Nevada)
County of Douglas)

Signed and sworn to (or affirmed) before me on August 28, 2008, by Rachele J. Nicolle, Attorney at Law.

Notary Public



RECEIVED

AUG 11 2008

DOUGLAS COUNTY
DISTRICT COURT CLERK

2008 AUG 11 PM 1:44

MADEIRA L. DEFFIN
CLERK
P. GREGORY
BY _____ DEPUTY

1 CASE NO: 08-PB-0077

2 DEPT. NO. II

3 I hereby affirm that this document does not
4 contain the social security number of any
5 person or persons.

6 Printed Name: Rachelle J. Nicolle

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

9
10
11 IN THE MATTER OF THE ESTATE
12 OF
13 LORETA C. JACKSON,
14 Decedent

11 **ORDER SETTING ASIDE ESTATE**
12 **WITHOUT ADMINISTRATION**

15
16
17 The Petition of JIMMY L. JACKSON for an Order Setting Aside Estate Without
18 Administration came on regularly for hearing this day. No person having appeared to contest the
19 Petition, and on proof duly made to the satisfaction of the Court, the Court now finds the
20 following:

21 1. **Due Notice.** The Court finds that due and lawful notice has been given of the
22 Petition to the Decedent's heirs, devisees and legatees pursuant to Section 146.070 and Section
23 155.010 of the Nevada Revised Statutes. All notices of the hearing have been duly given as
24 required by law. The Court also finds that an Affidavit of Mailing and Proof of Publication of
25 the Notice to Laura Childers have been filed with the Clerk of the Court.



1 2. **Jurisdiction.** The Court finds that LORETA C. JACKSON (the "Decedent")
2 died on December 26, 1992. At the time of her death the Decedent was a resident of Douglas
3 County, State of Nevada.

4 3. **Died Intestate.** The Decedent died intestate. At the time of her death, the
5 Decedent was married to the Petitioner, Jimmy L. Jackson. At the time of the Decedent's death,
6 she had two living children, and one pre-deceased child (who died with issue, namely Laura
7 Childers).

8 4. **Description and Estimated Value of Property.** The Court finds that all property
9 in the Decedent's estate is community property. Under NRS Sections 123.250 and 146.370 all
10 community property (real and personal) goes to the surviving spouse, Jimmy L. Jackson. This
11 property includes: 1) a ½ interest in 2.080 acres at 3710 Topaz Ranch Drive, Wellington,
12 Nevada (Assessor's Parcel No. 1022-09-001-067, formerly 37-262-15-1, described as follows:
13 Lot 68, as shown on the map of Topaz Ranch estates, Unit No. 3, filed in the office of the County
14 Recorder of Douglas County, Nevada) (including a ½ interest in a Certificate of Interest in Topaz
15 Mutual Company, Inc. to provide water to the real property since it is "appertaining to and being
16 a part of and running with lot 68, unit no.3 in Topaz Ranch Estates, Douglas County, Nevada";
17 and 2) the \$500.00 of Decedent's furnishing and personal property. The Court also finds that the
18 value of the Decedent's estate, less encumbrances, does not exceed one hundred thousand dollars
19 (\$100,000.00), and thus this estate may be handled pursuant to Nevada Revised Statutes Section
20 146.070.

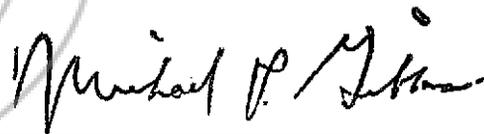
21
22 The facts of the Petition having been found to be true, and good cause appearing, the
23 Court now grants the Petition as follows:

24 A. **GOOD CAUSE EXISTS** to set aside the estate and that the estate should not be
25 administered upon.

1 B. The Court Orders that all the Decedent's property, after payment of any taxes
2 owed, administrative fees, including \$3,377.50 in attorneys fees and \$357.32 in costs (for a
3 combined total of \$3,734.82) to Rachelle J. Nicolle Attorney, any unpaid funeral expenses, and
4 expenses of last illness, any money owed to the Department of Human Resources and
5 Decedent's creditors, shall be set aside to Decedent's husband, namely JIMMY L. JACKSON.
6 This property includes: 1) a 1/2 interest in 2.080 acres at 3710 Topaz Ranch Drive, Wellington,
7 Nevada (Assessor's Parcel No. 1022-09-001-067, formerly 37-262-15-1, described as follows:
8 Lot 68, as shown on the map of Topaz Ranch estates, Unit No. 3, filed in the office of the County
9 Recorder of Douglas County, Nevada) (including a 1/2 interest in a Certificate of Interest in Topaz
10 Mutual Company, Inc. to provide water to the real property since it is "appertaining to and being
11 a part of and running with lot 68, unit no.3 in Topaz Ranch Estates, Douglas County, Nevada";
12 and 2) the \$500.00 of Decedent's furnishing and personal property.

13 C. Petitioner, JIMMY L. JACKSON, is hereby authorized to sign all documents with
14 the holder of any asset of the estate that is necessary to effectuate this Order. This Order
15 includes the authority to sign a grant deed or any other documents necessary to transfer the assets
16 and effectuate this Order.

17
18 Dated this 11 day of August 2008.



JUDGE OF THE DISTRICT COURT

21
22 Submitted By:
23 LAW OFFICE OF RACHELLE J. NICOLLE
24 Rachelle J. Nicolle, SBN 5441
25 Attorney for Petitioner
1662 Highway 395 Suite 214
Minden, NV 89423
(775) 782-0442

COPY

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: _____

8/11/08

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

By _____ Deputy

[Signature]

