

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 17.00
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APN 1419-10-000-003

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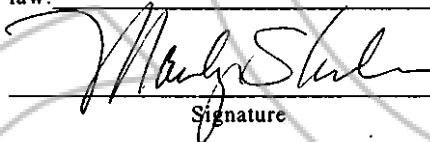
APN _____

FOR RECORDER'S USE ONLY

ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION
TITLE OF DOCUMENT

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain personal information of any person or persons. (NRS 239B.030)

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain personal information of any person or persons as required by law. State specific law:


Signature

Marilyn L. Skender, Attorney
Print Name & Title

WHEN RECORDED MAIL TO:

Cheryl A. Balas

3439 N.E. Sandy Blvd., PMB 281

Portland, OR 97232

COPY

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RECEIVED

JUL 21 2010

DOUGLAS COUNTY
DISTRICT COURT CLERK

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CLERK

BY WILFERT DEPUTY

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08/09/2010



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

In the Matter of the Estate

of

Case No. 10-PB-0076

Devera M. Balas, aka
Devera Marilyn Balas, aka
Deborah Balas, and
aka Deborah M. Balas

Dept. No. I

Deceased.

ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION

Petitioner, Cheryl A. Balas, also known as Cheryl Balas, filed herein on or about July 12, 2010, her Petition to Set Aside Estate Without Administration (the "Petition"), which came on regularly for hearing on July 27, 2010, before the above-entitled Court.

The Court having reviewed the Petition and documents on file herein and being fully advised in the premises, finds as follows:

1. Devera M. Balas, also known as Marilyn Balas, also known as Deborah Balas, and also known as Deborah M. Balas ("**Decedent**"), died on June 30, 2009, in the City of Portland, County of Multnomah, State of Oregon. At the time of her death, the Decedent was a resident of Multnomah County, Oregon, and left property situate in the State of Nevada.

2. The Decedent was unmarried and has two adult children, namely Cheryl A. Balas and Paul S. Balas.

1 3. The Decedent left a Will dated April 9, 2008, (the "Will"), the original of which has been
2 deposited with the Clerk of the Circuit Court of the State of Oregon, for the County of Multnomah,
3 Case No. 0910-91479 entitled "*In the Matter of the Estate of Devera M. Balas*".

4 4. Article 3 of the Will directs the distribution of the Decedent's tangible personal property.
5 Article 4 of the Will gives the residue of the Decedent's estate to her daughter, Cheryl Balas.

6 5. At the time of the Decedent's death, Decedent owned certain unimproved property situate
7 in the County of Douglas, State of Nevada, more particularly describes as follows:

8 The Northeast quarter (NE ¼) of the Northeast quarter (NE ¼) of
9 Section 10, Township 14 North, Range 19 East, M.D.B.&M.

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11 (the "Property"). Title to the Property is presently vested in the Decedent under the name of Deborah
12 Balas.

13 6. The Property was last appraised by the Douglas County Assessor in 2009 and has a taxable
14 value of \$65,000.

15 7. The Property is unencumbered.

16 8. To Petitioner's knowledge the Decedent has no outstanding debts.

17 9. More than thirty (30) days have elapsed since the date of the Decedent's death.

18 10. NRS 146.070 provides that if a person dies leaving an estate and "[i]f there is no surviving
19 spouse or minor child of the decedent and the gross value of a decedent's estate, after deducting any
20 encumbrances, does not exceed \$100,000, upon good cause shown, the court shall order that the estate
21 not be administered upon, but the whole estate be assigned and set apart . . . to the claimant or
22 claimants entitled thereto pursuant to a valid will of the decedent, and if there is no valid will,
23 pursuant to intestate succession."

24 11. The gross value of the estate, less encumbrances, does not exceed the sum of \$100,000.00.

25 12. Proper notice of the hearing of this Petition has been given as required by law.

26 13. All other facts alleged in the Petition not specifically set forth herein are true.

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IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:

1. The estate of the Decedent not be administered upon; and
2. All of the Decedent's right, title and interest in that certain real property situate in the

County of Douglas, State of Nevada, more particularly describes as follows:

The Northeast quarter (NE ¼) of the Northeast quarter (NE ¼) of Section 10, Township 14 North, Range 19 East, M.D.B.&M.

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is hereby set aside, transferred and conveyed to Cheryl A. Balas.

IT IS SO ORDERED this 27 day of July, 2010.

David R. Gable
DISTRICT JUDGE

Submitted by:

Marilyn L. Skender
Marilyn L. Skender, Esq.
5420 Kietzke Lane, Suite 108
Reno, NV 89509
775-853-8100
Attorney for Petitioner,
Cheryl A. Balas

CERTIFIED COPY

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

DATE 8/2/10

TED THIRAN Clerk of the 9th Judicial District Court of the State of Nevada, in and for the County of Douglas,

By *[Signature]* Deputy