

DOC # 812105
11/01/2012 01:32PM Deputy: AR
OFFICIAL RECORD
Requested By:
Stewart Title - Carson
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-1112 PG-164 RPTT: 0.00



APN 1368-24-301-067

Recording Requested By:

Stewart Title
704 W. Nye Lane #101
Carson City, NV 89703

Order Confirming Sale
(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.



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CASE NO. 12-PB00111

FILED

SEP 13 2012

DEPT. NO. I

2012 SEP 18 PM 3:02

DOUGLAS COUNTY
DISTRICT COURT CLERK

TED THRAN
CLERK

M. BIAGGINI
DEPUTY

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

IN THE MATTER OF THE ANCILLARY
ESTATE OF MICHAEL RENSLOW,
Deceased.

ORDER SETTING ASIDE ANCILLARY ESTATE WITHOUT ADMINISTRATION

It appearing to the satisfaction of the Court that a verified Petition to set aside the ancillary Nevada Estate of the above-named Decedent without administration has been filed herein on August 24, 2012, and that notice of the time and place of the hearing thereon has been duly given in the manner required by law, and that no one has objected or presented any reason why said Petition should not be granted;

The Court finds that Decedent, MICHAEL RENSLOW, died on November 11, 2010, in the City of Hayward, County of Alameda, State of California, being a resident of said county and state and the gross value of the Nevada Ancillary Estate of the Decedent after deducting any encumbrances at the time of his death does not exceed One Hundred Thousand Dollars (\$100,000.00) and that Decedent died intestate or leaving a purported will which has been contested in the California probate proceeding with the result that such contested will shall not be admitted to probate, that Decedent left no debts in the State of Nevada that justly need to be satisfied out of the property of Decedent situate in the State of Nevada; and that this is a proper case for the whole of the Estate to be set aside to that said Ancillary Estate be set aside in its



1 entirety to Claimant MARK L. CEDERBORG, as Special Administrator of the Estate of
2 Michael Renslow, for the benefit of Joan Howard, as the Decedent's heir and to Susan Pinar
3 Ilkin equally, share and share alike, subject to any claims against them in the California probate
4 proceeding, pursuant to NRS 146.070(2).

5 IT IS ORDERED, ADJUDGED, AND DECREED that there being no debts of the
6 decedent in Nevada, the whole of the Nevada Ancillary Estate of said, MICHAEL RENSLOW,
7 Deceased, be, and the same is hereby assigned and set aside to Decedent's Claimant MARK L.
8 CEDERBORG, as Special Administrator of the Estate of Michael Renslow, as the duly
9 appointed Special Administrator in the Probate Proceedings of the Decedent, MICHAEL
10 RENSLOW in Alameda County Superior Court Case No. FP 10 547795, for the benefit of Joan
11 Howard, as the Decedent's heir and to Susan Pinar Ilkin equally, share and share alike, subject
12 to any claims against them in the California probate proceeding.

13 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the character and
14 nature of the property of the Estate is real property in the form of two mobile homes and a two
15 car garage located thereon and is estimated at a value of One Hundred Thousand Dollars
16 (\$100,000), and that a specific description of all of Decedent's property is as follows:

17 Real property commonly known as 438 Laurel Lane, Kingsbury, Nevada 89448,
18 Assessors Parcel No. 1318-24-301-007. Said property is legally described as

19 Real property in the County of Douglas, State of Nevada, described as:

20
21 Commencing at the South Quarter corner of Section 24, Township 13 North, Range 18
22 East, M.D.B. & M.; thence North 0°03'36" East a distance of 1652.07 feet along the
23 North-South centerline of Section 24 to a point on the Northerly right-of-way line of
24 Kingsbury Road; thence along the Northerly right-of-way line of said Kingsbury Road
25 the following courses and distances North 66°57'56" West 153.65 feet and thence on a
26 curve to the left having a radius of 640 feet through a central angle of 35°54'06" for an
27 arc distance of 401.02 feet; thence leaving said roadway North 0°11'04" West a distance
28 of 152.15 feet to the true point of beginning; thence North 0°11'04" West a distance of
108.69 feet; thence North 60°27'31" West a distance of 44.26 feet; thence on a curve to
the left, the tangent of which bears South 84°37'43" West having a radius of 25 feet
through a central angle of 44°24'55" for an arc distance of 19.38 feet to a point of
compound curvature; thence along a curve to the right, the tangent of which bears South



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66°32'49" West having a radius of 45 feet through a central angle of 103°09'58" for an arc distance of 81.03 feet to a point; thence South 0°00'19" West, a distance of 123.87 feet; thence North 89°52'39" East, a distance of 126.10 feet to the true point of beginning.

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

Per NRS 111.312, this legal description was previously recorded at Document No. 73583, Book No. 674, page 6, on June 3, 1974.

APN: 1318-24-301-007

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that MARK L. CEDERBORG, as Special Administrator is authorized to list for sale and to sell said real property without further court approval, and to deposit the net proceeds from such sale in a specific bank account established in the aforesaid California probate court proceeding, and to release said sums only by court order by the California probate court; that no additional bond be required of Petitioner herein,

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that said Estate not be further administered upon.

DATED this 18 day of September, 2012.

District Court Judge

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

9/18/12

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