17'	
Assessor's Parcel Number: 1022-09-001-094 Recording Requested By: Patricia & Mc Meill Name: Patricia & Mc Meill Address: 700 Maintain City/State/Zip Carson City M. 89703	Doc Number: 0814050 12/06/2012 02:56 PM OFFICIAL RECORDS Requested By: PATRICIA MCNEILL DOUGLAS COUNTY RECORDERS Karen Ellison - Recorder Page: 1 Of 4 Fee: \$ 17.00 Bk: 1212 Pg: 1441
Real Property Transfer Tax: \$	
Order Letting aside Estate (Title of Document)	

1

3

4

5 6

7 8

9

10

11

12

13 14

Attorney and Counselor at Law

16. 17

15

18

19 20

21

22

23

24

25

26 27

28

12-PB-0016 RECEIVED

Dept. No.: II

Case No.:

JUL 3 1 2012

DOUGLAS COUNTY DISTRICT COURT CLERK FILED

2812 AUG -1 PM 2:41

TED THRAN

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

In the Matter of the Estate of Donald Ray McNeill, Sr.,

Deceased.

ORDER GRANTING PETITION TO SET
ASIDE ESTATE WITHOUT
ADMINISTRATION

Petitioner, PATRICIA J. McNEILL, surviving spouse of Donald Ray McNeill, Sr., deceased, having filed a PETITION TO SET ASIDE ESTATE WITHOUT ADMINISTRATION, the Petition having come on regularly for hearing on the 26th day of March, 2012, and the deceased's adult sons Donald Ray McNeill, Jr. (by and through his mother acting with power of attorney), and James Carson McNeill having initially opposed said petition, but later having withdrawn their opposition after the matter was subsequently heard at pre-trial conferences on the 6th and 30th days of July, 2012, and the parties having now reached an agreement, the Court now finds as follows:

- 1. That Donald Ray McNeill, Sr. died in Carson City, Nevada, on or about the 17th day of August, 2011.
 - 2) That Petitioner, PJ McNeill, is the wife of the deceased, Donald Ray McNeill, Sr.
 - 3) That Decedent was, at the time of his death, a resident of Douglas County, Nevada.
- 4) That said Decedent died without leaving a Will or other testamentary document to dispose of his property.
- 5) That pursuant to NRS 146.070 the gross value of the property left by the Decedent, less encumbrances, does not exceed the value of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00).
 - 6) Notice of the Hearing has been regularly given as prescribed by law.

Matthew D. Ence

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

BASED ON THE FOREGOING, the Court hereby enters the following ORDERS: IT IS HEREBY ORDERED that the the entire Estate of Donald Ray McNeill, Sr., (including the real property commonly known as 3645 Topaz Ranch Dr., along with the mobile home affixed thereto and all personal property including and any rest and remainder) be and herby is assigned, set aside and distributed to the Petitioner, Patricia Jane "PJ" McNeill;

IT IS FURTHER ORDERED that pursuant to the agreement of the parties reached at the Pre-Trial conference of July 30, 2012, the Petitioner, Patricia Jane "PJ" McNeill, shall make the agreed upon distributions of personal property to James Carson McNeill (individually and on behalf of Donald Ray McNeill, Jr.) on or before the agreed upon dates;;

IT IS FURTHER ORDERED that should Petitioner, Patricia Jane "PJ" McNeill, sell the above referenced house and/or real property prior to the agreed upon full distribution of personal property, that she shall hold back 50% of the net purchase price in escrow, until such time as a full distribution of personal property is deemed to have taken place;

IT IS FURTHER ORDERED that this court shall retain continuing jurisdiction to hear any dispute related to the aforesaid agreement, and any such dispute shall be enforceable by this court:

IT IS FINALLY ORDERED that the parties shall bear their own court costs and attorneys fees.

Dated this day of August, 2012.

Submitted by:

Matthew D. Ence, Esq. Nevada Bar #005632 1662 US Highway 395 North, Suite #104 Minden, Nevada 89423 (775) 783-8501

BK: 1212 PG: 1444 12/06/2012 02 56 PM

CERTIFICATE OF SERVICE

Pursuant to NRCP 5(b) I hereby certify that on this date, I served a true copy of the foregoing ORDER GRANTING PETITION TO SET ASIDE ESTATE WITHOUT ADMINISTRATION, by depositing said copy in the U.S. Mail, postage prepaid, addressed to the

following:

1

2

3

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

25

26

27

28

James Carson McNeill & Donald Ray McNeill, Jr. 1080 Koontz Ln. Carson City, NV 89701 Respondents In Pro Per

DATED this 31st day of July, 2012.

MATTHEW B. ENCE, Attorney & Counselor at Law

Attorney and Counselor at Law 1682 U. S. Highway 395 North, Suite 104 Minden, Newada 89423 Matthew D. Ence

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

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

By_