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OFFICIAL RECORDS

Requested By
MAUPIN COX & LEGOY

APN: 1022-29-201-007

After recording, return and mail
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DOUGLAS COUNTY RECORDERS
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Page: 1 of 4 Fee: \$ 17.00

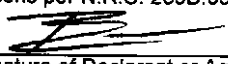
Bk: 1212 Pg: 4482



Deputy sg

✓ Jack W. Williams
P.O. Box 18345
Reno, Nevada 89511

The undersigned hereby affirms that this document submitted for
recording does not contain the personal information of any person or
persons per N.R.S. 239B.030.



Signature of Declarant or Agent

ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION

COPY

RECEIVED

DEC - 3 2012

**DOUGLAS COUNTY
DISTRICT COURT CLERK**

FILED

2012 DEC -5 PM 1:48

**TED THUAN
CLERK**

P. BY GREGORY DEPUTY

1 Case No. **12PB0143**

2 Dept. No. **1**

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4
5 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

6 IN AND FOR THE COUNTY OF DOUGLAS

7 In the Matter of the Estate of

8 Bertha V. Williams,

9
10 Deceased.

**ORDER SETTING ASIDE ESTATE
WITHOUT ADMINISTRATION**

11
12 The verified Petition of Jack W. Williams and Cynthia J. Hoonhout (the "Petitioners")
13 requesting an Order setting aside the Estate of Bertha V. Williams, deceased, without
14 administration, was presented to the Court this date. The Court has considered the
15 Petition, the requests contained therein, and the evidence in support thereof, and the Court
16 has been fully advised in the premises. Therefore, the Court finds as follows:

17
18 1. Bertha V. Williams (the "Decedent") died on October 13, 2010, in Washoe
19 County, Nevada. The Decedent, at the time of her death, was a resident of Washoe
20 County, Nevada, but left a community property interest in real property located in Douglas
21 County, Nevada, with an estimated value not exceeding \$100,000. The Decedent was
22 married to Petitioner Jack W. Williams at the time of her death.

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24 2. Petitioner Jack W. Williams is the surviving spouse of the Decedent, while
25 Petitioner Cynthia J. Hoonhout is the sole surviving child of the Decedent. As such,
26 Petitioners are qualified to bring the Petition.

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3. More than thirty (30) days have passed since the death of the Decedent.

4. At the time of the Decedent's death, the Decedent owned an undivided one-half (1/2) community property interest in a certain parcel of vacant real property commonly known as 3486 Margo St., Topaz, Douglas County, Nevada, A.P.N. 1022-29-201-007 ("the Parcel"). The specific legal description of the Parcel is as follows:

The North 225.00 feet of the West 97.00 feet of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 29, Township 10 North, Range 22 East, M.D.B. & M.

EXCEPT MINERAL RIGHTS as set forth in Patent recorded October 18, 1960 in Book 4, Page 110, Document No. 16779, Douglas County Records.

The Parcel has an approximate value of \$40,000 based upon the Douglas County Assessor's Office taxable valuation for fiscal year 2012-13, and is the sole asset of the Decedent that would otherwise be subject to probate administration in Nevada.

5. There are no liens or encumbrances of record pending against the property of the estate, and all debts of the Decedent have been satisfied or otherwise provided for.

6. NRS 146.070(1) provides that when there is a surviving spouse of the Decedent, and the gross value of the Decedent's estate, after deducting encumbrances, does not exceed \$100,000, the estate must not be administered upon and must be set aside (i) to the payment of expenses as the Court deems appropriate, if any, and (ii) for the support of the surviving spouse. Accordingly, the Court finds that the Parcel should be set aside and distributed to Jack W. Williams as his sole and separate property pursuant to NRS 146.070.

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BASED UPON THE FOREGOING, the Court hereby Orders the following:

A. Pursuant to NRS 146.070, the Decedent's estate qualifies to be set aside without administration.

B. The Decedent's estate is set aside and distributed as follows:

(1) To Jack W. Williams, as his sole and separate property, all of the right, title and interest in the real property commonly known as 3486 Margo St., Topaz, Douglas County, Nevada, A.P.N. 1022-29-201-007, and more specifically described as follows:

The North 225.00 feet of the West 97.00 feet of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 29, Township 10 North, Range 22 East, M.D.B. & M.

EXCEPT MINERAL RIGHTS as set forth in Patent recorded October 18, 1960 in Book 4, Page 110, Document No. 16779, Douglas County Records.

DATED this 5 day of Dec, 2012.

David R. Gable
DISTRICT JUDGE

Respectfully submitted by:

MAUPIN, COX & LeGOY

By: *[Signature]*
Brian C. McQuaid, Esq.
Nevada Bar No. 7090

4785 Caughlin Parkway
Reno, Nevada 89519
(775) 827-2000

Attorneys for the Petitioners

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 12/11/12
TED THРАН Clerk of the 9th Judicial District Court
of the State of Nevada, and for the County of Douglas,
By *[Signature]* Deputy