

146

1420-07-616-037

Assessor's Parcel Number: 13-226-25

Recording Requested By: Christine A. Aramini

Name: Christine A. Aramini

Address: 145 Ryland Street

City/State/Zip Reno, NV 89501

Real Property Transfer Tax: \$ \_\_\_\_\_

Doc Number: **0841500**

04/24/2014 02:30 PM

OFFICIAL RECORDS

Requested By:

ARRASCADA & ARAMINI LTD

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 5

Fee: \$ 18.00

Bk: 0414 Pg: 4770 RPTT # 3



Deputy pk

Order Setting Aside Estate

(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 or legibly hand printed.*

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MAR 20 2014

DOUGLAS COUNTY  
DISTRICT COURT

FILED

2014 APR 14 PM 3:20

TED THUAN  
CLERK

BY 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 Estate

of

BETTY J. SWARTWOOD,

Deceased.

Case No. 14PB0030

Dept. No. II

**ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION PURSUANT TO  
NRS 146.070(2)**

The Court, having reviewed the Petition to Set Aside Estate Pursuant to 146.070(2), filed by Petitioner, EDWARD A. SWARTWOOD, and it appearing due and lawful notice of the hearing was given according to law, said Petition having come before the Court on this date, the Court having considered said Petition, the representations of counsel, the file herein, and good cause appearing therefore, the Court finds as follows:

1. That BETTY J. SWARTWOOD died on the 17<sup>th</sup> day of December, 2013, in the City of Carson, County of Douglas, State of Nevada. That said Decedent was a resident of the County of Douglas, State of Nevada, and left an estate in the County of Douglas consisting of both real and personal properties subject to the jurisdiction of this Court.

2. That Decedent executed her Last Will and Testament on October 9, 1995, and the terms of her Last Will and Testament state that "I give and bequeath all the residue and remainder of my estate, wheresoever situated, which I may now own or hereafter acquire, or have the right to dispose of at the time of my death by power of appointment, to my children, James R. Swartwood, Edward A. Swartwood and Leonard C. Sundeen, in equal shares."

1 3. The Petition To Set Aside was filed at least 30 days after Decedent's death.

2 4. Decedent's property situated in the State of Nevada consists of the following and the  
3 gross value of which does not exceed One Hundred Thousand Dollars (\$100,000.00) and should be  
4 assigned and set apart according to the set aside provisions of NRS 146.070(2):

5 **ASSET:** **ESTIMATED VALUE:**

6 A. Real Property - House

7 Location:  
8 3559 Opalite Court  
9 Carson City, NV 89705

10 Legal Description:  
11 Lot 87, Block B, as shown on the Map of  
12 HIGHLAND ESTATES UNIT NO. 2,  
13 filed in the office of the Recorder of Douglas County, Nevada  
14 on January 27, 1978 in Book 178, Page 1633,  
15 Document No. 17090, Official Records.

16 Assessor's Parcel No. 13-226-25

17	1. Appraised Value	\$139,000.00
18	minus	
19	2. Encumbrance	-\$ 91,340.36
20		<hr/>
21	3. Value	\$ 47,659.64

22 **TOTAL APPROXIMATE VALUE OF ESTATE: \$47,659.64**

23 5. That no outstanding creditors exist.

24 6. Petitioner has retained the services CHRISTINE ARRASCADA ARAMINI of  
25 ARRASCADA & ARAMINI, LTD., as the attorney in this matter. Petitioner will pay unto  
26 CHRISTINE ARRASCADA ARAMINI of ARRASCADA & ARAMINI, LTD., attorney's fees in the  
27 amount of \$1,500.00 and costs advanced in the amount of \$294.50 for the Court filing fee.

28 7. Pursuant to NRS 146.070(2), the assets of the ESTATE OF BETTY J. SWARTWOOD  
set forth herein should be set aside unto Decedent's sons, James R. Swartwood, Edward A.

1 Swartwood and Leonard C. Sundeen, in equal shares pursuant to the terms of The Last Will and  
2 Testament of Betty J. Swartwood.

3 8. That all right, title and interest of the Deceased, BETTY J. SWARTWOOD, in her real  
4 property, a home, located at 3559 Opalite Court, City of Carson, County of Douglas, State of Nevada  
5 more particularly described as follows:

6 Lot 87, Block B, as shown on the Map of HIGHLAND ESTATES UNIT NO. 2,  
7 filed in the office of the Recorder of Douglas County, Nevada on  
8 January 27, 1978 in Book 178, Page 1633, Document No. 17090, Official  
9 Records.

10 Assessor's Parcel No. 13-226-25

11 be set aside and distributed to Decedent's sons, EDWARD A. SWARTWOOD, a single man as his  
12 sole and separate property, JAMES R. SWARTWOOD, a single man as his sole and separate  
13 property, and LEONARD C. SUNDEEN, a married man as his sole and separate property.

14 Based on the foregoing findings,

15 IT IS HEREBY ORDERED that:

16 1. Due and lawful notice of the Petition to Set Aside Estate Pursuant to NRS 146.070(2)  
17 was given to the Decedent's heirs, devisees and legatees pursuant to NRS 146.070 and 155.010.

18 2. The gross value of the Decedent's estate, less encumbrances, does not exceed One  
19 Hundred Thousand Dollars (\$100,000.00).

20 3. Decedent executed her Last Will and Testament on October 9, 1995, which was lodged  
21 with this Court.

22 4. The assets of the ESTATE OF BETTY J. SWARTWOOD are hereby set aside,  
23 pursuant to NRS 146.070(2), unto Decedent's sons, James R. Swartwood, Edward A. Swartwood and  
24 Leonard C. Sundeein in equal shares pursuant to the Last Will and Testament of Betty J. Swartwood,  
25 after the payment of the costs of administration which include attorney fees and costs.

26 5. Petitioner, EDWARD A. SWARTWOOD, is directed to pay to CHRISTINE  
27 ARRASCADA ARAMINI, ESQ. of the Law Firm of ARRASCADA & ARAMINI, LTD., \$1,500.00  
28 in legal fees and \$294.50 for costs advanced regarding the Petition To Set Aside The Estate Without  
Administration from the assets of the estate pursuant to NRS 150.0605.

1 6. All right, title and interest of the deceased, BETTY J. SWARTWOOD, of his real  
2 property, located at 3559 Opalite Court, City of Carson, County of Douglas, State of Nevada more  
3 particularly described as follows:

4 Lot 87, Block B, as shown on the Map of HIGHLAND ESTATES UNIT NO. 2,  
5 filed in the office of the Recorder of Douglas County, Nevada on  
6 January 27, 1978 in Book 178, Page 1633, Document No. 17090, Official  
7 Records.

8 Assessor's Parcel No. 13-226-25

9 be set aside and distributed to Decedent's sons, EDWARD A. SWARTWOOD, a single man as his  
10 sole and separate property, JAMES R. SWARTWOOD, a single man as his sole and separate  
11 property, and LEONARD C. SUNDEEN, a married man as his sole and separate property.

12 IT IS SO ORDERED this 14 day of April, 2014.

13 Michael P. Line  
14 DISTRICT JUDGE

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27 **GERTIEGG 6884**  
28 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 4/22/14  
TED THRAN Clerk of the 9th Judicial District Court  
of the State of Nevada, in and for the County of Douglas,  
By [Signature] Deputy  
4.