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OFFICIAL RECORDS

Requested By:
GEORGE KEELE

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 8 Fee: \$ 21.00

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Deputy gb

APN: 1320-30-211-055

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GEORGE M. KEELE, ESQ.
1692 County Road, #A
Minden, NV 89423

**ORDER ASSIGNING AND SETTING APART
ESTATE WITHOUT ADMINISTRATION**

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Case No. 14-PB-0096

Dept. II

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SEP 15 2014

**DOUGLAS COUNTY
DISTRICT COURT CLERK**

FILED

2014 SEP 15 PM 1:44

~~CLERK~~
D. MEEHAN
BY _____ 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

JOYCE BEAN,

Deceased.

**ORDER ASSIGNING AND
SETTING APART ESTATE
WITHOUT ADMINISTRATION**

Petitioner NANCY GILL ("Petitioner"), pursuant to the provisions of Nevada Revised Statutes ("NRS") section 146.070, has filed herein a verified petition to assign and set apart the Nevada estate of the above-named decedent without administration. Notice of the time and place of the hearing thereon has been duly given to all persons entitled thereto and in the manner required by law. No one has objected to the relief requested by Petitioner or presented any reason why the Petition should not be granted. The Court, therefore, finds as follows:

1. JOYCE BEAN (hereinafter: "the decedent") died on or about January 8, 2014, in Minden, Douglas County, Nevada, leaving personal and real property in the state of Nevada, the gross value of which, after deducting any encumbrances, is more than \$20,000 but less than \$100,000, and there is no

1 surviving spouse or minor child or minor children of the
2 decedent.

3 2. At the date of her death, the decedent was a
4 resident of Douglas County, Nevada. A Suggestion of Death on
5 the Record was filed in guardianship Case No. 13-PB-0041 in
6 this Judicial District on April 9, 2014.

7 3. The decedent's spouse, CLEO PARKERSON BEAN,
8 predeceased her. The decedent had two children, namely:
9 Michael Rodney Bean and Petitioner NANCY GILL. Michael
10 Rodney Bean died on February 14, 2013, without leaving a
11 surviving spouse, surviving children, or other heirs or
12 devisees. Thus, NANCY GILL is the decedent's sole heir and
13 next of kin.

14 4. The decedent left no original Last Will or
15 Testament that can be located; however, she did leave a
16 photocopy of her original Last Will and Testament dated
17 January 23, 1982 (the "January 23, 1982 Will"), a copy of
18 which was attached as Exhibit 2 to the Petition filed
19 herein. The January 23, 1982 Will was executed in the
20 presence of Robert J. Coyle, Juanita L. Coyle, and Elizabeth
21 V. Herman, all of whom were residents of Long Beach,
22 California. Petitioner has alleged that the decedent did not
23 revoke or destroy or intend to revoke or destroy her
24 original Will, which cannot be located. The disposition of
25 the decedent's estate will be the same whether the Court
26 finds that the decedent died testate or intestate, inasmuch
27 as NANCY GILL is the sole surviving child, the sole devisee,
28

1 and the sole heir of the decedent. The Court finds the
2 Petitioner's sworn statement that the document attached as
3 Exhibit 2 to the Petition filed herein is a true and correct
4 photocopy of the decedent's original Last Will and Testament
5 dated January 23, 1982, and that the decedent did not revoke
6 or destroy or intend to revoke or destroy the January 23,
7 1982 Will. Therefore, the Court concludes by clear and
8 convincing evidence and the law of witnesses that the
9 decedent died testate and the Court opens and publishes the
10 January 23, 1982 Will and declares the same to be the valid
11 Last Will and Testament of the decedent JOYCE BEAN.

12 5. Petitioner, NANCY GILL, is a resident of Minden,
13 Douglas County, Nevada, and is over the age of twenty-one
14 (21) years.

15 6. Petitioner is the daughter of the decedent and is
16 familiar with the decedent's personal and financial affairs.

17 7. The decedent died with an estate in Nevada the
18 gross value of which, after deducting any encumbrances, does
19 not exceed ONE HUNDRED THOUSAND DOLLARS (\$100,000).
20

21 8. The name and residence of the one surviving child
22 and only heir of the decedent are as follows:

23	<u>Name</u>	<u>Age</u>	<u>Relationship</u>	<u>Address</u>
24	Nancy Gill	Adult	Daughter	P.O. Box 354 Minden, NV 89423
25				

26 The decedent left no minor heirs, no other surviving
27 children, and no surviving spouse, and no other heirs, as
28

1 defined in NRS 132.165 to mean "persons, including the
2 surviving spouse and the state, who are entitled by
3 intestate succession to the property of a decedent."

4 9. The property left by the decedent in the state of
5 Nevada consists of the following:

6	A.	An improved parcel of real property	
7		situated at 845 Mahogany Drive, Minden,	
8		Douglas County, Nevada (Assessor's Parcel	
9		Number 1320-30-211-055) as more	
10		particularly described on Exhibit 1	
11		attached hereto and incorporated herein	
12		by this reference.	
13		Assessed valuation:	\$60,438
14		Less approximate balance due on mortgage:	(\$30,000)
15		Equity:	\$30,438
16	B.	Personal property including furniture and	
17		furnishings, jewelry, and collectibles	
18		Approximate value:	\$ 250
19			-----
20		ESTIMATED VALUE:	\$30,688

21 10. There are no remaining unpaid debts of decedent,
22 including without limitation money owed to the Department of
23 Health and Human Services as a result of payment of benefits
24 for Medicaid. The decedent did not receive Medicaid benefits
25 during her life.

26 11. In connection with the preparation, filing, and
27 processing of the Petition in this case and all other
28 matters relating thereto, the law firm of GEORGE M. KEELE, A
PROFESSIONAL CORPORATION ("the law firm"), has provided
Petitioner 6.10 hours of legal services for which the Keele
law firm is entitled to be compensated in the reasonable sum
of \$1,932.50, and that the law firm has also advanced costs
in the amount of \$369.82, which may properly be reimbursed

1 to the law firm. The law firm and the Petitioner have agreed
2 in writing that the law firm will forgive the legal fees of
3 \$1,932.50 in this matter and that the Petitioner may have
4 until July 14, 2015, to pay the law firm the amount of the
5 costs only. The Court finds and concludes that the fees and
6 costs agreed upon by the Petitioner and the law firm as set
7 forth in this Order are just and reasonable.

8 Based upon these facts, the Court further finds and
9 concludes that this is a proper case for the whole of the
10 decedent's remaining Nevada estate to be assigned and set
11 apart to the decedent's daughter, NANCY GILL, an unmarried
12 woman as her sole separate property, in accordance with the
13 provisions of the January 23, 1982 Will of JOYCE BEAN,
14 deceased.

15 No one has appeared at hearing to contest these
16 findings and conclusions.

17 IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that
18 decedent's estate not be administered upon but that, after
19 the payment of fees and costs as approved hereinabove, the
20 whole of the Nevada estate of JOYCE BEAN, deceased,
21 including all right, title and interest owned or held by the
22 decedent on the date of her death in the assets more
23 particularly described as follows:

- 24
- 25 A. An improved parcel of real property situated at 845
26 Mahogany Drive, Minden, Douglas County, Nevada
27 (Assessor's Parcel Number 1320-30-211-055), as more
28 particularly described on Exhibit 1 attached hereto and
incorporated herein by this reference; and

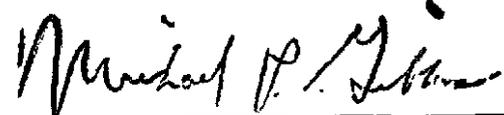
1 B. All personal property including furniture and
2 furnishings, jewelry, and collectibles belonging to the
3 decedent on the date and at the time of her death;

4 be assigned and set apart in the following order:

5 (a) To the payment of funeral expenses, expenses
6 of last illness, money owed to the Department of Health
7 and Human Services as a result of payment of benefits
8 for Medicaid and to the creditors herein specified,
9 including without limitation the sum of \$369.82 as and
10 for reimbursement of costs to the Keele law firm, whose
11 reasonable services expended and costs advanced for the
12 Petitioner in this case have resulted in the assignment
13 and setting apart herein sought, as more fully set
14 forth in the Memorandum of Attorney's Fees and Costs
15 Advanced filed in this case; and

16 (b) Any balance thereafter remaining: to the
17 claimant entitled thereto pursuant to the decedent's
18 January 23, 1982 Will, namely: Nancy Gill, an unmarried
19 woman.

20 Dated: September 15, 2014.

21 
22 _____
23 DISTRICT JUDGE

24 Submitted by:
25 George M. Keele, Esq.
26 Nevada Bar No. 1701
27 Attorney for Petitioner
1692 County Road, Suite A
28 Minden, Nevada 89423
Telephone: 775-782-9781

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EXHIBIT 1
LEGAL DESCRIPTION
845 MAHOGANY DRIVE, MINDEN, NEVADA

All that certain lot, piece, or parcel of land situated in Minden, County of Douglas, State of Nevada, and more particularly described as follows:

Lot 10, in Block 1, as shown on the Official Map of WESTWOOD VILLAGE UNIT NO. 1, filed for record in the Office of the County Recorder of Douglas County, Nevada, on October 5, 1979, In Book 1079, Page 440, Doc 37417.

Per NRS 111.312, this legal description was previously recorded at Document No. 0821396, Book 0413, Page 2486, on April 10, 2013.

(Assessor's Parcel Number 1320-30-211-055)

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 September 15, 2014
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By Melton Deputy