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KAREN ELLISON, RECORDER

E05

Assessor's Parcel Number: 1220-21-610-130

Recording Requested By:

Name: RON BISHOW

Address: 3351 Shepherd Dr

City/State/Zip Lampoc Ct 93436

Real Property Transfer Tax:

\$ \_\_\_\_\_

ORDER to Set Aside

(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.*

1 Case No. 15-PB-005

**RECEIVED**

**FILED**

2 Dept. No. I

**FEB 24 2015**

**2015 FEB 24 PM 1:52**

Douglas County  
District Court Clerk

**BOBBIE R. WILLIAMS  
CLERK**

**D. GOELZ DEPUTY**

3  
4  
5  
6 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**  
7 **IN AND FOR THE COUNTY OF DOUGLAS**

8  
9  
10 In the Matter of the Estate of  
11 **SHIRLEY L. BISHOW,**  
12 Deceased.

**ORDER TO SET ASIDE  
ESTATE WITHOUT  
ADMINISTRATION**

13  
14 It appearing to the satisfaction of the Court that a Petition to Set Aside Estate Without  
15 Administration of the Decedent, SHIRLEY L. BISHOW, has been filed, and that notice of the time  
16 and place of the hearing thereon has been duly given in the manner prescribed by law, and that no  
17 one has objected or presented any reason why said Petition should not be granted, the Court hereby  
18 finds and orders as follows:

19 I.

20 PETITIONER

21 That the Petitioner is a resident of Santa Barbara County, California and is the son  
22 of the Deceased, SHIRLEY L. BISHOW.

23 II.

24 DECEDENT

25 That SHIRLEY L. BISHOW died on December 6, 2013 in Douglas County, Nevada.  
26 At the date of her death the decedent was a resident of Douglas County, Nevada. A certified copy  
27 of the Certificate of Death for SHIRLEY L. BISHOW is attached to the Petition as Exhibit "1" and  
28 incorporated herein by this reference.

1 III.

2 DECEDENT'S ESTATE

3 That at the time of her death the Decedent had an estate consisting of real and  
4 personal property as follows:

5 1. Real property located at 1317 Honeybee in Gardnerville, Nevada, commonly  
6 referred to as Douglas County Assessor's Parcel Number 1220-21-610-130 and more particularly  
7 described as:

8 Lot 473, as shown on the official map of GARDNERVILLE  
9 RANCHOS UNIT NO. 6, filed for record on May 29, 1973, in the  
10 Office of the County Recorder of Douglas County, Nevada as  
Document No. 65512.

11 2. Claims against a previous tenant, Maureen Bernal, for outstanding rent and  
12 damage.

13 IV.

14 LIENS AND MORTGAGES OF RECORD

15 That as of the Decedent's date of death, she had no liens or mortgages of record,  
16 though a Notice of Lis Pendens was recorded upon the Decedent's real property on January 16, 2015.

17 V.

18 DEBTS OF THE DECEDENT

19 That Petitioner has paid the final expenses of the Decedent and is informed and  
20 believes there are no outstanding debts of the Decedent with the exception of amounts owed to the  
21 State of Nevada Department of Health and Human Services in the amount of One Hundred Seventy-  
22 Seven Thousand Three Hundred Seventeen and 98/100 Dollars (\$177,317.98).

23 VI.

24 VALUE OF DECEDENT'S ESTATE

25 That the estimated value of the Decedent's property which is subject to probate  
26 administration is as follows:

27 ///

28 ///

1	1.	Real Property:	\$	118,000.00
2	2.	Claims against Maureen Bernal:	\$	7,000.00
3		<u>TOTAL:</u>	\$	<u>125,000.00</u>

4 After deducting debts in the amount of One Hundred Seventy-Seven Thousand Three Hundred  
5 Seventeen and 98/100 Dollars (\$177,317.98) for the amounts owed to the State of Nevada  
6 Department of Health and Human Services, at the time of the Decedent's death the gross value of  
7 Decedent's estate was less than One Hundred Thousand and No/100 Dollars (\$100,000.00).

8 VII.

9 HEIRS AND DEVISEES

10	<u>NAME</u>	<u>RELATIONSHIP</u>	<u>AGE</u>	<u>ADDRESS</u>
11	RONALD S. BISHOW	Son	Adult	3351 Shepard Dr. Lompoc, CA 93436
12	THOMAS K. BISHOW	Son	Adult	1390 Rancho Road Gardnerville, NV 89460
13	BRITTANY BISHOW	Granddaughter	Adult	1390 Rancho Road Gardnerville, NV 89460
14	KEITH BISHOW	Grandson	Adult	1390 Rancho Road Gardnerville, NV 89460

17 VIII.

18 LAST WILL AND TESTAMENT

19 The Petitioner believes the Decedent executed her Last Will and Testament on March  
20 29, 2006. The original Will was lodged with the Clerk of the Court on November 13, 2014 and a  
21 true and correct copy is attached to the Petition as Exhibit "2" and incorporated herein by this  
22 reference. Pursuant to the terms of the Decedent's Last Will and Testament her estate is to be left  
23 to Petitioner, RONALD SCOTT BISHOW.

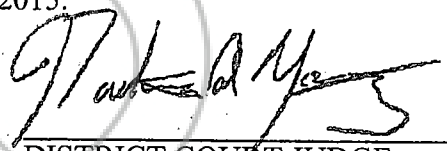
24 IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows:

- 25 1. That the Last Will and Testament of SHIRLEY L. BISHOW executed on  
26 March 29, 2006 is proved to be the Last Will and Testament of the Decedent.
- 27 2. That the gross value of the Estate of SHIRLEY L. BISHOW does not exceed  
28 One Hundred Thousand and No/100 Dollars (\$100,000.00);

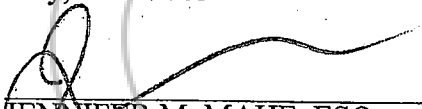
1                   3.     That good cause has been shown to set aside the Estate of SHIRLEY L.  
2 BISHOW pursuant to NRS 146.070; and,

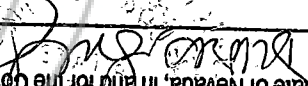
3                   4.     That the entirety of the Estate of SHIRLEY L. BISHOW, including but not  
4 limited to the real property commonly referred to as Douglas County Assessor's Parcel Number  
5 1220-21-610-130 and more particularly described above as well as any claims against Maureen  
6 Bernal, is set aside to Petitioner, RONALD SCOTT BISHOW, subject to the claim of the State of  
7 Nevada Department of Health and Human Services with any and all funds being paid first to the  
8 State of Nevada Department of Health and Human Services and any remainder being paid to  
9 RONALD SCOTT BISHOW.

10                   DATED this 24 day of February, 2015.

11   
12 \_\_\_\_\_  
13 DISTRICT COURT JUDGE

14 Respectfully Submitted By:  
15 MAHE LAW, LTD.  
16 808 West Nye Lane, Suite 204  
17 Carson City, NV 89703

18 By:   
19 JENNIFER M. MAHE, ESQ.  
20 Nevada State Bar No. 9620  
21 Attorneys for Petitioner,  
22 RONALD S. BISHOW

23  
24  
25 By:   
26 BOBBIE R. WILLIAMS, Clerk of Court  
27 DATE: February 24, 2015  
28 The document to which this certificate is attached is a full, true and correct copy of the original in the and of record in my office.

CERTIFIED COPY

STATE OF NEVADA  
DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

1. Assessor Parcel Number (s)

(a) 1220-21-010-130

(b) \_\_\_\_\_

(c) \_\_\_\_\_

(d) \_\_\_\_\_

2. Type of Property:

- a)  Vacant Land
- b)  Single Fam Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other

3. Total Value/Sales Price of Property:

\$ \_\_\_\_\_

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_

Transfer Tax Value: \$ \_\_\_\_\_

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

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: #5

b. Explain Reason for Exemption: Transfer to son pursuant to order

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1 % per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Ronald Bishow Capacity Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Estate of Shirley Bishow

Address: 1317 Honeycutt Ln

City: GARDNERVILLE

State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Ron Bishow

Address: 3351 Shepherd Dr

City: LOWELL

State: CA Zip: 93436

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_