

Assessor's Parcel Number: 1319-19-611-010

Recording Requested By:

Name: Dennis Johnson

Address: 1820 Newcastle drive

City/State/Zip Los Altos, California 94024

Real Property Transfer Tax:

DOUGLAS COUNTY, NV

2015-859189

Rec:\$17.00

Total:\$17.00

03/25/2015 11:07 AM

HACKARD LAW CORP

Pgs=5



00010594201508591890050054

KAREN ELLISON, RECORDER

E05

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

Order to Set 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.*

COPY

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Case No.: 14-PB-0156

Dept No.: I

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2015 FEB 10 PM 1:43

FEB 10 2015

BOBBIE R. WILLIAMS  
CLERK

Douglas County  
District Court Clerk

**D. HECIMOVICH**

IN THE NINTH JUDICIAL DISTRICT OF THE STATE OF NEVADA  
IN AND FOR THE COUNTY OF DOUGLAS

In re the Estate of:

TIMOTHY DENNIS JOHNSON; aka  
TIMOTHY JOHNSON; aka TIMOTHY D.  
JOHNSON,

Deceased.

ORDER TO SET ASIDE ESTATE OF  
TIMOTHY DENNIS JOHNSON  
WITHOUT ADMINISTRATION

It appearing to the satisfaction of the honorable Court that a Petition to Set Aside the Estate Without Administration of the above named Decedent has been filed, and that notice of the time and place of hearing thereon has been duly given in the matter prescribed by Nevada Revised Statue 155.010, and that no one has objected or presented any grounds or reasons why said Petition should not be granted;

WHERENOW, this Court finds that the net value of the Nevada Estate of the Decedent, does not exceed One-Hundred Thousand Dollars (\$100,000), and that this is a proper case for the whole of the Estate to be set aside, pursuant to Nevada Revised Statutes 146.070.

1 IT IS HEREBY ORDERED, ADJUDICATED, AND DECREED:

2 1. That the following property, both real and personal, which comprises the whole of  
3 the Nevada Estate of TIMOTHY DENNIS JOHNSON, Deceased, is hereby assigned and set  
4 aside to DENNIS JOHNSON, and SHERYL JOHNSON, under the laws of intestate succession  
5 as prescribed by 135.050(3), to share in equal parts, as follows:  
6

7 A. The real property located at 111 Tramway Drive #9, Stateline, Nevada 89449. The  
8 condominium is located in the Subdivision of Summit Village, Municipality of  
9 Kingsbury, County of Douglas, State of Nevada, and was assigned the Associated  
10 Parcel Number 1319-19-611-010;

11 B. The entirety of the funds in Bank of America Checking Account Number  
12 XXXXXXXX3267;

13 C. The two-door, Granite Chrystal Metallic, 2014 Jeep Wrangler Sport "S," Vehicle  
14 Identification Number 1C4AJWAG0EL303267, bearing the license plate number  
15 "LT35761;" and  
16

17 D. All Personal Effects owned by the Decedent at the time of his death. These items  
18 include, but are not limited to, all unfilled personal property, books, computers,  
19 televisions, ski equipment, accessions, and other like household and consumer  
20 goods.  
21

22 2. That this Order, given its full legal effect, shall be used as the document  
23 transferring title to all property, real and personal, herein listed to DENNIS JOHNSON, and  
24 SHERYL JOHNSON, to share in equal parts.

25 3. That Hackard Law, A Professional Law Corporation, be tendered all fees due and  
26 owing as prescribed by Nevada Revised Statute 150.060(4)(a)-(e), based upon the gross value of  
27 the Nevada Estate. This fee will be split and shared with Handelin Law, Ltd, as agreed to in and  
28

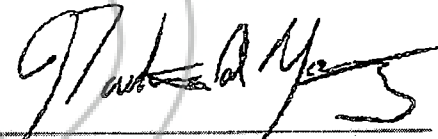
1 through the Legal Services Fee Split Agreement.

2 4. That DENNIS JOHNSON be given the power and authority to conduct business  
3 and personal affairs on behalf of the estate.


4 5. That said, The Estate of TIMOTHY DENNIS JOHNSON shall not be further  
5 administered upon.  
6

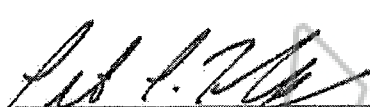
7  
8 LET IT BE SO ORDERED.

9  
10 Date: February 10, 2015

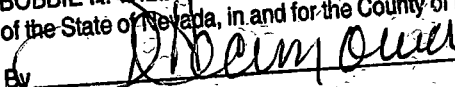
11   
12 Hon. District Court Judge  
13 Ninth Judicial District  
14 County of Douglas, State of Nevada

15 Respectfully Submitted,

16   
17 EURIK D. O'BRYANT (SBN 13554)  
18 Hackard Law  
19 A Professional Law Corporation  
20 10630 Mather Blvd.  
21 Mather, California 95655  
22 Tel: (916) 313-3030

23   
24 STEVEN P. HANDELIN (SBN 9575)  
25 PETER P. HANDY (SBN 13499)  
26 P.O. Box 4568  
27 Carson City, NV 89702  
28 Associated Counsel for Petitioner  
DENNIS JOHNSON

**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 February 10, 2015  
BOBBIE R. WILLIAMS Clerk of Court  
of the State of Nevada, in and for the County of Douglas,  
By  Deputy

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1319-19-611-010  
 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK	PAGE
DATE OF RECORDING: _____	
NOTES: <i>W-Child to Parent per atty.</i>	

3. Total Value/Sales Price of Property: \$ - \$68,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 5  
 b. Explain Reason for Exemption: This is an intestate transfer of real property where the transferrer and the transferee are within the first degree of lineal consanguinity or affinity.

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 parties agree that 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 *Timothy D. Johnson* Capacity Personal Rep./Grantor

Signature *Sheryl Johnson* Capacity Heir-at-Law/Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Timothy Dennis Johnson, by and through the  
 Print Name: personal representatives of his estate  
 Address: 1820 Newcastle Drive  
 City: Los Altos  
 State: California Zip: 94024

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Dennis Johnson, and Sheryl Johnson, as  
 Print Name: Community Property With Right of Survivorship  
 Address: 1820 Newcastle Drive  
 City: Los Altos  
 State: California Zip: 94024

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Eurik OBryant Escrow # \_\_\_\_\_  
 Address: 10630 Mather Blvd.  
 City: Sacramento State: California Zip: 95655