

APN# 1022-16-043



KAREN ELLISON, RECORDER

E05

Recording Requested by/Mail to:

Name: Reed & Mansfield

Address: 6655 W. Sahara Ave., Ste. B-200

City/State/Zip: Las Vegas, NV 89146

Mail Tax Statements to:

Name: Regina Heath

Address: 1473 Sandstone Dr.

City/State/Zip: Las Vegas, NV 89123

Order to Prove Will and Set Aside Estate Without Administration

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording contains personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Douglas Reed

Signature

Douglas Reed

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting a transfer of property due to a violation of NRS 247110.3 for not having a 3x3 inches space at the upper right corner of the first page of the document

\$1.00 Additional Recording Fee for Use of This Page

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AUG 18 2015

Douglas County
District Court Clerk

2015 AUG 18 AM 11:49

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CLERK

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ORDR
JONATHAN C. REED, ESQ.
Nevada Bar #1454
DOUGLAS REED, ESQ.
Nevada Bar #11250
REED & MANSFIELD
6655 W. Sahara Ave. B-200
Las Vegas, Nevada 89146
(702) 343-0494

e-mail: lawlv@cox.net

Attorneys for PETITIONER
TRISHA N. B. MILTON

DISTRICT COURT
DOUGLAS COUNTY, NEVADA

In the Matter of the Estate of)
CYNTHIA EVANGELINE BROWN) Case No. : 15PB0070
)
Deceased) Dept. No.: II

ORDER TO PROVE WILL AND SET ASIDE ESTATE WITHOUT ADMINISTRATION

It appearing to the satisfaction of the Court that a petition to Prove Will and Set Aside Estate without Administration of the above named Decedent has been filed, and that notice of the time and place of the hearing thereon has been duly given in the manner prescribed by law, and that no one has objected or presented any reason why said Petition should not be granted:

The Court finds that the gross value of the Nevada Estate of the Decedent, after deducting any encumbrances, does not exceed one hundred thousand dollars (\$100,000), and this is a proper case for the whole of the Estate to be set aside, pursuant to the Last Will and Testament of the Decedent and NRS 146.070(1) or pursuant to NRS 146.020(2).

1 IT IS HEREBY ORDERED, ADJUDICATED AND DECREED:

2 1. That the Decedent died testate and the whole of the Nevada property of Decedent,
3 consisting of a mobile home described more fully below, a 1986 Jayco J-16 Travel
4 Trailer, a 1966 Ford Mustang, 2 door Hardtop Coupe, a 1989 Plymouth Acclaim 4 Door
5 Sedan, a 1964 Cadillac Deville, 2 door Hardtop, a 1971 Volkswagon Transporter, a 1974
6 Chevrolet C10, Pickup 1/2 Ton Fleetside Shortbed, a 1986 Plymouth Turismo 2 Door
7 Hatchback, and a 1997 Dodge Stratus Sedan 4 Door are to be distributed as follows: the
8 real estate and attached mobile home be awarded to REGINA HEATH, the Mustang car
9 will be awarded to TRISHA N.B. MILTON, and all of the other vehicles will be awarded
10 to MARK MAGEE and STEVEN MAGEE, jointly with right of survivorship.
11

12 2. That the mobile home and the land attached described in the Verified Petition as APN:
13 1022-16-001-043 and described more fully as:
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15
16 Lot 25, as shown on the Amended Map of TOPAZ LODGE SUBDIVISION, FIRST
17 AND SECOND SECTIONS, filed in the office of the County Recorder of Douglas
18 County, Nevada, on September 16, 1958, Under File No. 13594.

19 Be awarded to REGINA HEATH.

20 3. That this Order shall be used as the document transferring the title to said property to
21 REGINA HEATH.

22 4. That said Estate consisting of the Nevada property of Decedent shall not be further
23 administered upon.
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1 DATED this 17 day of August, 2015

2
3 IT IS SO ORDERED:

4 
5 District Judge

6
7
8
9 Respectfully Submitted:
10 REED & MANSFIELD

11 Douglas Reed
12 Nevada Bar # 11250
13 6655 W. Sahara Ave. B200
14 Las Vegas, Nevada 89146
15 Attorney for PETITIONER

16 **CERTIFIED COPY**

17 The document to which this certificate is attached is a
18 full, true and correct copy of the original in file and of
19 record in my office.

20 DATE Sept 1, 2015
21 BOBBIE R. WILLIAMS Clerk of Court
22 of the State of Nevada, in and for the County of Douglas,

23 By Sgardner Deputy
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STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1022-16-001-043
 - 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: _____	

- 3. Total Value/Sales Price of Property: \$ \$30,000.00
- 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: The property is being passed from deceased mother to daughter through probate proceeding

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 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 [Signature] Capacity Attorney

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Cynthia Brown (deceased)
 Print Name: _____
 Address: 1235 Silver Perch Avenue
 City: Las Vegas
 State: Nevada Zip: 89123

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Regina Heath
 Print Name: _____
 Address: 1473 Sandstone Dr.
 City: Las Vegas
 State: Nevada Zip: 89123

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Reed & Mansfield Escrow # _____
 Address: 6655 W. Sahara Ave., Ste. B-200
 City: Las Vegas State: Nevada Zip: 89146

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)