



KAREN ELLISON, RECORDER E05

APN# 1022-16-001-043

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: \_\_\_\_\_

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

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

Order to Approve 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)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

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Douglas County  
District Court Clerk

2015 AUG 18 AM 11:49

BOBBI R. WILLIAMS  
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
	)	
<u>Deceased</u>	)	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 Pétition 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 ½ 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:  
14

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.

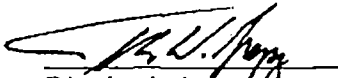
19 Be awarded to REGINA HEATH.

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.  
24  
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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 Respectfully Submitted:  
9 REED & MANSFIELD

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

15 **CERTIFIED COPY**

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

19 DATE Nov 23, 2015

20 BOBBIE R. WILLIAMS Clerk of Court  
21 of the State of Nevada, in and for the County of Douglas,

22 By s. gundlach Deputy  
23  
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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 a 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: Wellington  
 State: Nevada Zip: 89444

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Regina Heath  
 Print Name: \_\_\_\_\_  
 Address: 1473 Sandstone Drive  
 City: Wellington  
 State: Nevada Zip: 89444

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)