

APN# 1022-16-001-043



Recording Requested by/Mail to:

Name: Reed & Mansfield

Address: 6655 West Sahara Ave, Ste -B200

City/State/Zip: Las Vegas, NV 89146

Mail Tax Statements to:

Name: _____

Address: _____

City/State/Zip: _____

Order Setting Aside Estate

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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NOV - 6 2015

Douglas County
District Court Clerk

FILED

2015 NOV 10 PM 2:45

BOBBIE R. WILLIAMS

CLERK
BY *[Signature]* DEPUTY

1 ORDR
2 JONATHAN C. REED, ESQ.
3 Nevada Bar #1454
4 DOUGLAS REED, ESQ.
5 Nevada Bar #11250
6 REED & MANSFIELD
7 6655 W. Sahara Ave. B-200
8 Las Vegas, Nevada 89146
9 (702) 343-0494

10 e-mail: lawlv@cox.net

11 Attorneys for PETITIONER
12 TRISHA N. B. MILTON

DISTRICT COURT
DOUGLAS COUNTY, NEVADA

13 In the Matter of the Estate of)
14 CYNTHIA EVANGELINE BROWN)

Case No. : 15PB0070

15 Deceased)

Dept. No.: II

16 **AMENDED ORDER TO PROVE WILL AND SET ASIDE ESTATE WITHOUT**
17 **ADMINISTRATION**

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

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

3 1. That the Decedent died testate and the whole of the Nevada property of Decedent,
4 consisting of a mobile home described more fully below, a 1986 Jayco J-16 Travel
5 Trailer, a 1966 Ford Mustang, 2 door Hardtop Coupe, a 1989 Plymouth Acclaim 4 Door
6 Sedan, a 1964 Cadillac Deville, 2 door Hardtop, a 1971 Volkswagon Transporter, a 1974
7 Chevrolet C10, Pickup ½ Ton Fleetside Shortbed, a 1986 Plymouth Turismo 2 Door
8 Hatchback, and a 1997 Dodge Stratus Sedan 4 Door are to be distributed as follows: the
9 real estate and attached mobile home be awarded to REGINA HEATH, the Mustang car
10 will be awarded to TRISHA N.B. MILTON, and all of the other vehicles will be awarded
11 to MARK MAGEE and STEVEN MAGEE, jointly with right of survivorship.
12

13
14 2. That the mobile home and the land attached described in the Verified Petition as APN:
15 1022-16-001-043 and described more fully as:

16
17 Lot 4, Block L, as shown on the map of TOPAZ RANCH ESTATES UNIT NO.4, filed
18 in the office of the County Recorder of Douglas County, Nevada on November 6, 1970 in
19 Map Book 1, Document Number No. 50212.
20

21
22 Be awarded to REGINA HEATH.

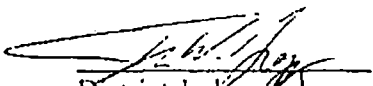
23 3. That this Order shall be used as the document transferring the title to said property to
24 REGINA HEATH.

25 4. That said Estate consisting of the Nevada property of Decedent shall not be further
26 administered upon.
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DATED this 10 day of November, 2015.

IT IS SO ORDERED:

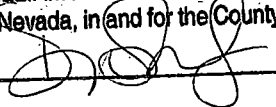

District Judge

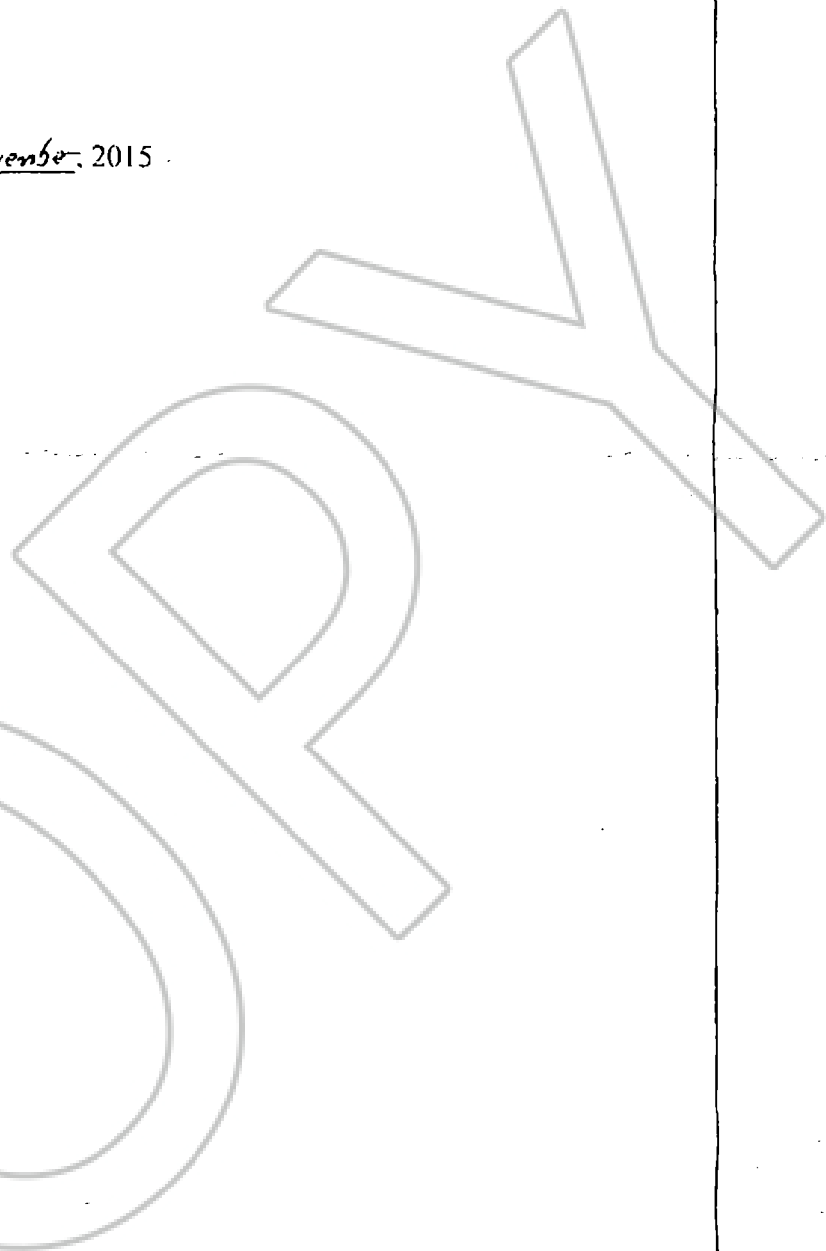
Respectfully Submitted:
REED & MANSFIELD

Douglas Reed
Nevada Bar # 11250
6655 W. Sahara Ave. B200
Las Vegas, Nevada 89146
Attorney for PETITIONER

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 December 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) 1022-16-043
 b) 1022-16-001-043
 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'/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: \$ _____
 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 # 05
 b. Explain Reason for Exemption: Transfer of real property from deceased mother to daughter

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 _____ Lawyer _____

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Estate of 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 Dr.
 City: Wellington
 State: Nevada Zip: 89444

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Douglas Reed Escrow # n/a
 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)