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KAREN ELLISON, RECORDER

E05

APN No. : 1420-28-810-010

Recording Requested By:

Edmund J. Gorman Jr.
Attorney at Law, Ltd.
335 W. First St.
Reno, NV 89503

And When Recorded Mail To:

Calvin Closson
1375 Saratoga St.
Minden, NV 89423

Mail Tax Statements to:

Calvin Closson
1375 Saratoga St.
Minden, NV 89423

ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

Edmund J. Gorman Jr., Attorney

RECEIVED

MAR 22 2016

Douglas County
District Court Clerk

FILED

2016 MAR 22 PM 1:41

RECEIVED CLERK

BY *M. Blagov*

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

In the Matter of the Estate of

TAKAKO CLOSSON,

Deceased.

**ORDER SETTING ASIDE ESTATE
WITHOUT ADMINISTRATION**

The Court, having reviewed the verified PETITION SET ASIDE ESTATE WITHOUT
ADMINISTRATION in the above-captioned matter, and being fully advised in the premises, finds:

1. Proper notice of the hearing was duly given as required by law;
2. The facts alleged in the Petition are true and correct;
3. Decedent, who died on December 12th, 2015, was, at the time of her death, a resident of Douglas County, Nevada;
4. Decedent died intestate;
5. The Petition was filed at least 30 days after the decedent's death;
6. The gross value of the estate does not exceed \$100,000; and
7. Good cause exists to grant the petition to set aside the estate to Calvin Closson, because he is the sole heir of the Decedent, and the estate is valued at less than \$100,000.

Accordingly, it is hereby:

ORDERED, ADJUDGED, AND DECREED that the whole Nevada Estate of Takako Closson,
Deceased, including the following:

EDMUND J. GORMAN JR. • ATTORNEY AT LAW, LTD.
335 W. FIRST ST. • RENO, NV 89503 • (775) 622-3274

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335 W. FIRST ST. • RENO, NV 89503 • (775) 622-3274

1 (1) A certain parcel of real property in Douglas County, commonly known as 1375 Saratoga St.,
2 Minden, Nevada, with Assessor's Parcel No. 1420-28-810-010, and more particularly described as
3 follows:

4 LOT 5 OF SARATOGA HEIGHTS UNIT NO. 2, ACCORDING TO THE MAP THEREOF, FILED IN
5 THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON
6 DECEMBER 5, 1966, AS DOCUMENT NO. 34826
7

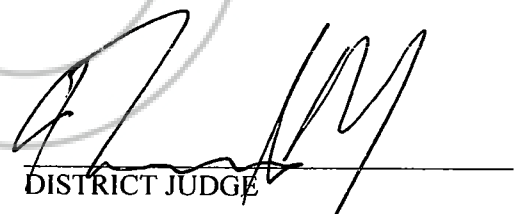
8
9 Together with all and singular the hereditaments and appurtenances thereunto belonging or in any way
10 appertaining thereto.

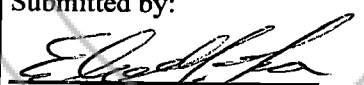
11
12 be hereby set aside to Calvin Closson, without further administration.

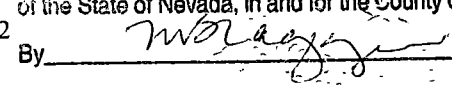
13
14 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED THAT THIS Order shall operate to**
15 **transfer title to property set-aside hereunder.**
16

17 Dated this 22 day of March, 2016.

18
19
20
21 ~~IT IS SO ORDERED:~~

22
23 
24 DISTRICT JUDGE

25 Submitted by:
26 
27 Edmund J. Gorman, Jr.
28 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 March 22, 2016
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

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. Assessor Parcel Number (s)

(a) 1420-25-810-010

(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

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ 133,326

\$ _____

\$ 133,326

\$ 0

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: Transfer is from estate of mother to son.

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 [Signature] Capacity Attorney for Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Takako Closson

Address: 1375 Saratoga St

City: Minden

State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Calvin Closson

Address: 1375 Saratoga St

City: Minden

State: NV Zip: 89423

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

Print Name: Edmund J. Gorman Jr. Escrow # _____

Address: Attorney at Law, Ltd.

City: 335 W. First St.

City: Reno, NV 89503 State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)