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APN# 1420-18-113-097

Recording Requested by/Mail to:

Name: Catherine Armstrong

✓ Address: 15316 Evan Street

City/State/Zip: Carson City NV 89701

Mail Tax Statements to:

Name: Same

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

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



KAREN ELLISON, RECORDER E03

Order setting aside Bstate  
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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ALLISON MacKENZIE, LTD.  
402 North Division Street, P.O. Box 646, Carson City, NV 89702  
Telephone: (775) 687-0202 Fax: (775) 882-7918  
E-Mail Address: law@allisonmackenzie.com

1 CHRISTOPHER MacKENZIE, ESQ.  
Nevada State Bar No. 5060  
2 KYLE A. WINTER, ESQ.  
Nevada State Bar No. 13282  
3 ALLISON MacKENZIE, LTD.  
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5 Carson City, NV 89702  
6 Telephone: (755) 687-0202  
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8 Attorneys for Petitioner,  
CATHERINE ARMSTRONG

REC'D & FILED  
2016 DEC 19 AM 8:32  
SUSAN MERRIWEINER  
CLERK  
BY C. GRIEBE

9  
10 IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
11 IN AND FOR CARSON CITY

12 -o0o-

13 IN THE MATTER OF THE ESTATE )  
14 ) Case No. 16 PBT 00114 1B  
15 OF )  
16 ) Dept. No. I  
17 ANNETTE MELANIE GROSO, )  
18 Deceased. )

19 **ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION**

20  
21 CATHERINE ARMSTRONG, by and through her attorneys, ALLISON MacKENZIE,  
22 LTD., having filed in this Court a Petition to Set Aside Estate Without Administration ("Petition"), and  
23 a hearing thereon having been had in open Court, due notice of which was proved; and no person  
24 objecting; and the Court having reviewed the evidence, read the papers, and considered the matter; and  
25 good cause appearing:

26 I.

27 **DECEDENT**

28 That ANNETTE MELANIE GROSO, (hereinafter referred to as "Decedent"), died on  
September 18, 2016, being at the time of her death a resident of and domiciled in Carson City, State of

1 Nevada, leaving at the time of her death certain real property located within the State of Nevada, as  
2 more particularly described herein. That a certified copy of the Decedent's death certificate issued by  
3 the State of Nevada, is attached as Exhibit 1 to the Petition. That Decedent was a widow at her death,  
4 and was survived by two adult children.

5 II.

6 LAST WILL AND TESTAMENT

7 That the Decedent left a Last Will and Testament, duly executed by the Decedent on  
8 April 26, 2006. That a copy of Decedent's Last Will and Testament is attached as Exhibit 2 to the  
9 Petition, and the original Last Will and Testament has been lodged with the First Judicial District  
10 Court Clerk.

11 III.

12 CAPACITY OF TESTATOR

13 That at the time Decedent's Last Will and Testament was executed, Petitioner is  
14 informed and believes that the Decedent was over the age of eighteen (18) years and was of sound and  
15 disposing mind and not acting under duress, menace, fraud, or undue influence, and was in every  
16 respect competent, by law, to dispose of all of her estate.

17 IV.

18 SOLE DEVISEE

19 That, pursuant to Article Third of Decedent's Last Will and Testament, dated April 26,  
20 2006, the sole devisee of the Decedent's estate is the currently acting Trustee of THE GROSO  
21 FAMILY 2006 TRUST. That the Decedent and Decedent's spouse, LAWRENCE S. GROSO were  
22 the original Grantors and Trustees of THE GROSO FAMILY 2006 TRUST. That LAWRENCE S.  
23 GROSO died on May 23, 2013. A copy of LAWRENCE S. GROSO's death certificate issued by the  
24 State of Nevada, is attached as Exhibit 4 to the Petition. That the currently acting Trustee of THE  
25 GROSO FAMILY 2006 TRUST is Petitioner, CATHERINE R. ARMSTRONG. A copy of the  
26 Certificate of Trustee Authority and Power of THE GROSO FAMILY 2006 TRUST dated April 26,  
27 2006, is attached as Exhibit 5 to the Petition.

28 ///

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V.

DECEDENT'S ESTATE

That Petitioner is informed and believes that the estimated value of the Decedent's estate subject to administration in the State of Nevada is less than ONE HUNDRED THOUSAND AND No/100 DOLLARS (\$100,000.00). That the Decedent had the following property subject to probate administration: all that certain lot, piece, or parcel of land situate, lying, and being in the county of Douglas, State of Nevada, being Assessor's Parcel No. 1420-18-113-097, and more particularly described as follows:

All that real property situated in the County of Douglas, State of Nevada and described as follows:

LOT 239, IN BLOCK D, OF SILVERADO HEIGHTS NO. 2, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, IN JUNE 20, 1979, IN BOOK 679, PAGE 1486, AS DOCUMENT NO. 33717 AND AS AMENDED BY THAT CERTIFICATE OF AMENDMENT RECORDED DECEMBER 20, 1994 IN BOOK 1294, PAGE 2904 AS INSTRUMENT NO. 352879 OF OFFICIAL RECORDS.

That the estimated gross value of Decedent's estate is TWO HUNDRED FOUR THOUSAND AND No/100 DOLLARS (\$204,000.00). That pursuant to NRS 146.070(16), the value of property must be the fair market value of the property, reduced by the value of all enforceable liens and encumbrances determined as of the date of the decedent's death. That the estimated net value of decedent's estate, after reducing the gross value of all enforceable liens and encumbrances, is less than ONE HUNDRED THOUSAND AND No/100 DOLLARS (\$100,000.00).

VI

LIENS AND MORTGAGES

That so far as known to the Petitioner, Decedent's property subject to probate administration is encumbered by a mortgage with a remaining balance of approximately ONE HUNDRED SEVENTY-EIGHT THOUSAND AND No/100 DOLLARS (\$178,000.00). That pursuant to NRS 146.070(16), the net value of Decedent's estate subject to probate administration is approximately TWENTY-SIX THOUSAND AND No/100 DOLLARS (\$26,000.00).

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VII.

DEBTS OF DECEDENT

That so far as known to Petitioner, all debts of the Decedent, including all funeral and burial expenses, and expenses that may be associated with Decedent's last illness, have either been paid in full or otherwise provided for.

VIII.

HEIRS AND NEXT OF KIN

That so far as known to Petitioner, the names, relationships, ages, and addresses of the living heirs and next-of-kin of Decedent are as follows:

<u>NAME</u>	<u>RELATIONSHIP</u>	<u>AGE</u>	<u>ADDRESS</u>
Catherine R. Armstrong	Daughter	Adult	1536 Evan Street Carson City, NV 89706
Denise Henry	Daughter	Adult	4705 N. Bank Road Crescent City, CA 95531
Hilary Reynolds	Granddaughter	Adult	1200 Palo Verde Drive Carson City, NV 89701
Hunter Edmonds	Grandson	Adult	403 Walsh Street Carson City, NV 89701
Matthew Henry	Grandson	Adult	4705 N. Bank Road Crescent City, CA 95531
Melissa Henry	Granddaughter	Adult	4705 N. Bank Road Crescent City, CA 95531
Kelsey Henry	Granddaughter	Adult	4705 N. Bank Road Crescent City, CA 95531
Trevor Henry	Grandson	Adult	4705 N. Bank Road Crescent City, CA 95531
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IX

ATTORNEYS' FEES AND COSTS

That it was necessary for the Petitioner to retain the services of an attorney to Petition the Court to set aside the Decedent's estate, and the fees and costs incurred by the Petitioner should be paid from the assets of the estate in the amount of \$2,500.00 plus all costs advanced.

X.

WELFARE BENEFITS

That so far as known to Petitioner, the Decedent was not a recipient of benefits from the Department of Health and Human Services of the State of Nevada.

XI.

SET ASIDE OF ESTATE WITHOUT ADMINISTRATION

That pursuant to Article Third of the Decedent's Last Will and Testament, dated April 26, 2006, Petitioner hereby requests that this Court set aside the Decedent's estate which is otherwise subject to probate administration, namely the aforementioned property, to Petitioner, CATHERINE ARMSTRONG, as Trustee of THE GROSO FAMILY 2006 TRUST, in accordance with NRS 146.070.

XII.

BANKRUPTCY

That pursuant to First Judicial District Court Rule 19, Petitioner is not a debtor in bankruptcy.

NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED as follows:

1. That the Decedent's estate subject to administration in the State of Nevada does not exceed One Hundred Thousand and No/100 Dollars (\$100,000.00).
2. That Petitioner is authorized and directed to pay ALLISON MacKENZIE, LTD., the amount of \$2,500.00 for services rendered hereto, together with all costs advanced.
3. That pursuant to Article Third of Decedent's Last Will and Testament, dated April 26, 2006, Decedent's entire estate, now known or hereinafter discovered, consisting of the



# 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) 1420-18-113-097  
(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: \$ \_\_\_\_\_

**4. If Exemption Claimed:**  
a. Transfer Tax Exemption, per NRS 375.090, Section: # 3  
b. Explain Reason for Exemption: Transfer to daughter per court order.

**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 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 Catherine Armstrong Capacity Grantee  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)  
Print Name: Catherine Armstrong  
Address: 15316 Evan Street  
City: Carson City  
State: NV Zip: 89701

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)  
Print Name: Catherine Armstrong  
Address: Same  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**  
Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_