

DOUGLAS COUNTY, NV

2017-894580

Rec:\$16.00 Total:\$16.00

02/10/2017 09:56 AM

KENNETH V. WARD LAW OFFICE

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<sub>PN#</sub> 1022-09-001-094	0005065920170994590040040
ecording Requested by/Mail to: Kenneth V. Ward, Esq.	KAREN ELLISON, RECORDER
ddress: 15 W. Main Street	\ \
ty/State/Zip: Dayton, NV 89403	
lail Tax Statements to:  Christine Gutierrez	
15854 Bellister Street	
ty/State/Zip: Selma, TX 78154	
Order Setting Aside E	Estate Without Administration
The undersigned hereby affirms contains personal information	
Printed Name	t document # and is correcting

\$1.00 Additional Recording Fee for Use of This Page

16-PB-0145 1 CASE NO. RECEIVED 2017 JAN 26 AM 8: 38 DEPT NO. 2 R. WILLIAMS JAN 26 2017 3 Douglas County 4 District Court Clerk 5 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA 6 IN AND FOR THE COUNTY OF DOUGLAS 7 8 9 In the Matter of the Estate of: HENRY MANUEL GUTIERREZ. ORDER SETTING ASIDE ESTATE 10 WITHOUT ADMINISTRATION Deceased. 11 12 It appearing to the satisfaction of the Court that a verified Petition to Set Aside Estate of 13 the above-named Decedent without administration has been filed, and that notice of the time and 14 15 place of the hearing thereon has been duly given in the manner required by law, and that no one 16 has objected or presented any reason why said Petition should not be granted; 17 The Court finds that the gross value of the Estate of the Decedent does not exceed One Hundred Thousand Dollars (\$200,000.00), and that the Decedent left no debts in the State of 18 19 Nevada that need to be satisfied out of the property of Decedent situate in the State of Nevada; and that this is a proper case for the whole of the Estate to be set aside. 20 IT IS HEREBY ORDERED, ADJUDGED AND DECREED by the Court that the whole 21 22 of the Estate of said HENRY MANUEL GUTIERREZ, deceased, be, and the same is hereby 23 assigned and set aside to MIGUEL DONOVAN GUTIERREZ and ADRIENNE CHRISTINE GUTIERREZ. 24 25 The property of the estate which is hereby set aside to the aforenamed person consists of

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the following:

Kenneth V. Ward, Esquire 15 West Main Street Dayton, Nevada 89403 (775)246-7721

1	1. Real property located at 3645 Topaz Road, Wellington, Nevada, A.P.N.
2	1022-09-001-094, legally described as follows:
3	Lot 51, as shown on the map of Topaz Ranch Estates, Unit No. 3,
4	filed in the office of the County of Douglas County, State of Nevada, on March 31, 1969, as Document No. 44091.
5	2. Personal property consisting of:
6	1974 Concord mobile home, Serial No. 294441S1863
7	having a total estate valuation in the amount of \$41,129.00.
8	IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the estimated value of
9 .	the property of the Decedent at the time of his death is \$41,129.00
10	IT IS FURTHER ORDERED, ADJUDGED AND DECREED that said Estate shall not
11	be further administered upon.
12	DATED: This 26th day of Jenusy, 2017.
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14	nulla,
15	DISTRICT COURT OUT GE
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25	CERTIFIED COPY
26	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.
27	DATE 120 17
28 Kenneth V. Ward, Esquire	BOBBIE R. WILLIAMS Clark of Court of Douglas,
15 West Main Street Dayton, Nevada 89403 (775)246-7721	By Deputy

DECLARATION OF VALUE  1. Assessor Parcel Number(s) a) 1022-09-001-094 b) c) d)  2. Type of Property: a) Vacant Land b) Vacant Land Land b) Vacant Land Land Land Land Land Land Land Land	STATE OF NEVADA	
a) 1022-09-001-094 b) c) d)  2. Type of Property: a) Vacant Land b) 2 2-4 Plex c) Condo/Twnhse d) Apt. Bldg f) Comm'l/Ind'l B) Apt. Bldg for Bldg f		
2. Type of Property:  a) Vacant Land b) Apt. Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex e) Apt. Bldg f) Comm'l/Ind'l g) Apt. Bldg f) Comm'l/Ind'l g) Apt. Gricultural 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: Order Setting Aside Estate Without Administration to the Decedent's children  5. Partial Interest: Percentage being transferred: w  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 Capacity Agent for Seller & Buyer  SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Name: Henry Manuel Gutlerrez Address: 2221 Roy Richard Road (City: Schertz City: Schertz		
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City:         Schertz         City:         Selma           State:         TX         Zip:78154           COMPANY/PERSON REQUESTING RECORDING           (required if not the seller or buyer)           Print Name:         Kenneth V. Ward, Esq.           Address:         15 West Main Street           City:         Dayton           State:         NV           Zip:         89403	Print Name: Henry Manuel Gutierrez	Print Name: Miguel Gutierrez and Adrienne Gutierrez
City:         Schertz         City:         Selma           State:         TX         Zip:78154           COMPANY/PERSON REQUESTING RECORDING           (required if not the seller or buyer)           Print Name:         Kenneth V. Ward, Esq.           Address:         15 West Main Street           City:         Dayton           State:         NV           Zip:         89403	Address: 2221 Roy Richard Road	Address: 15854 Bellister Street
COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer) Print Name: Kenneth V. Ward, Esq. Address: 15 West Main Street City: Dayton State: NV Zip: 89403	City: Schertz	•
(required if not the seller or buyer) Print Name: Kenneth V. Ward, Esq.  Address: 15 West Main Street City: Dayton State: NV Zip: 89403	State: TX Zip: 78154	State: <u>TX</u> Zip: <u>78154</u>
(required if not the seller or buyer) Print Name: Kenneth V. Ward, Esq.  Address: 15 West Main Street City: Dayton State: NV Zip: 89403	COMPANY/DEDGON DEOLIGETRIC DECORDES	
Print Name: Kenneth V. Ward, Esq. Escrow #n/a  Address: 15 West Main Street  City: Dayton State: NV Zip: 89403		
Address: 15 West Main Street City: Dayton State: NV Zip: 89403	Print Name: Kenneth V. Ward. Esg.	Esorow #n/a
City: Dayton State: NV Zip: 89403		ESCIOW #:""
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)		√ 7 <sub>in</sub> . 89403
		MAY BE RECORDED/MICROFILMED)