

APN# 1022-09-001-094



KAREN ELLISON, RECORDER E05

Recording Requested by/Mail to:

✓ Name: Kenneth V. Ward, Esq.

Address: 15 W. Main Street

City/State/Zip: Dayton, NV 89403

Mail Tax Statements to:

Name: Christine Gutierrez

Address: 15854 Bellister Street

City/State/Zip: Selma, TX 78154

Order Setting 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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

FILED

1 CASE NO. 16-PB-0145

2 DEPT NO. II

RECEIVED

2017 JAN 26 AM 8:38

JAN 26 2017

Douglas County  
District Court Clerk

BONNIE R. WILLIAMS  
CLERK

*[Signature]*  
DEPUTY

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

9 In the Matter of the Estate of:

10 HENRY MANUEL GUTIERREZ,

11 Deceased.

**ORDER SETTING ASIDE ESTATE  
WITHOUT ADMINISTRATION**

13 It appearing to the satisfaction of the Court that a verified Petition to Set Aside Estate of  
14 the above-named Decedent without administration has been filed, and that notice of the time and  
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  
18 Hundred Thousand Dollars (\$200,000.00), and that the Decedent left no debts in the State of  
19 Nevada that need to be satisfied out of the property of Decedent situate in the State of Nevada;  
20 and that this is a proper case for the whole of the Estate to be set aside.

21 IT IS HEREBY ORDERED, ADJUDGED AND DECREED by the Court that the whole  
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  
24 GUTIERREZ.

25 The property of the estate which is hereby set aside to the aforementioned person consists of  
26 the following:

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1. Real property located at 3645 Topaz Road, Wellington, Nevada, A.P.N. 1022-09-001-094, legally described as follows:

Lot 51, as shown on the map of Topaz Ranch Estates, Unit No. 3, filed in the office of the County of Douglas County, State of Nevada, on March 31, 1969, as Document No. 44091.

2. Personal property consisting of:

1974 Concord mobile home, Serial No. 294441S1863

having a total estate valuation in the amount of \$41,129.00.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the estimated value of the property of the Decedent at the time of his death is \$41,129.00

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that said Estate shall not be further administered upon.

DATED: This 26<sup>th</sup> day of January, 2017.

  
DISTRICT COURT JUDGE

**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 1-26-17  
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) 1022-09-001-094
  - 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: \$ \_\_\_\_\_
- Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- Transfer Tax Value: \$ \_\_\_\_\_
- Real Property Transfer Tax Due: \$ \$0.00

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section # 5
  - b. Explain Reason for Exemption: Order Setting Aside Estate Without Administration to the Decedent's children

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 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 *Henry Manuel Gutierrez* Capacity Agent for Seller & Buyer

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Henry Manuel Gutierrez  
 Address: 2221 Roy Richard Road  
 City: Schertz  
 State: TX Zip: 78154

Print Name: Miguel Gutierrez and Adrienne Gutierrez  
 Address: 15854 Bellister Street  
 City: Selma  
 State: TX Zip: 78154

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Kenneth V. Ward, Esq. Escrow # n/a  
 Address: 15 West Main Street  
 City: Dayton State: NV Zip: 89403

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)