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APN: 1420-18-113-021

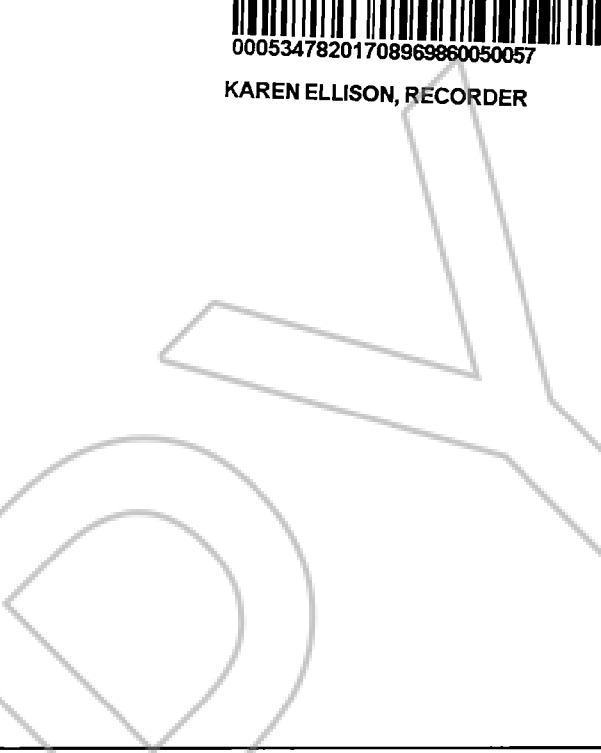
RECORDING REQUESTED BY
JOEL W. LOCKE, ESQ.
ALLISON MacKENZIE, LTD.
P.O. Box 646
Carson City, NV 89702

WHEN RECORDED MAIL TO
JOEL W. LOCKE, ESQ.
ALLISON MacKENZIE, LTD.
P.O. Box 646
Carson City, NV 89702

MAIL TAX STATEMENTS TO:
Teresa M. Allen
3353 Vista Grand Blvd.
Indian Hills, NV 89705



KAREN ELLISON, RECORDER



**SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE**

■The party executing this document hereby affirms
that this document submitted for recording does
not contain the social security number of any
person or persons pursuant to NRS 239B.030

Signature

ORDER SETTING ASIDE ESTATE

FILED

NO _____

17 APR -3 P1:37

BOBBIE R. WILLIAMS
CLERK
BY A. NEWTON DEPUTY

1 Case No.: 17-PB-0018

2 Dept. No.: II

3 The party executing this document hereby affirms
4 that this document submitted for filing DOES
5 contain the social security number of a deceased
6 person or persons.

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

8 -o0o-

9 IN THE MATTER OF THE ESTATE

ORDER SETTING ASIDE ESTATE

10 OF

11 JAMES L. ALLEN,

12 Deceased.

13
14 The Court has considered the verified Petition to Set Aside Estate Without
15 Administration filed herein by Petitioner, THERESA M. ALLEN (hereinafter "Petitioner"), a hearing
16 thereon having been had this day in open Court, due notice of which was proved; no person objecting;
17 and the Court, having reviewed the evidence, read the papers, and considered the matter, now finds and
18 determines as follows:

19 I.

20 DECEDENT

21 That JAMES L. ALLEN, (hereinafter referred to as "Decedent"), died on January 2,
22 2017, being at the time of his death a resident of and domiciled in Douglas County, State of Nevada,
23 leaving an estate in Nevada, as more particularly described herein.

24 II.

25 LAST WILL AND TESTAMENT

26 That Petitioner is informed and believes that Decedent left no Last Will and Testament
27 and died intestate.

28 ///

ALLISON MacKENZIE, LTD.
402 North Division Street, P.O. Box 646, Carson City, NV 89702
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III.

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 assets subject to probate administration:

Real property located at 3353 Vista Grand Bl, Indian Hills, Nevada, 89705 APN: 1420-18-113-021, more specifically described as:

Lot 219 of Block C as shown on the plat of SILVERADO HEIGHTS NO. 2, filed for record in the Office of the County Recorder of Douglas County, Nevada, on June 20, 1979, as Document No. 33717.

The Decedent held the above described property with Petitioner as husband and wife (community property), and not in joint tenancy. As such, the decedent's community property interest in the real property is subject to probate administration. The real property is encumbered by two mortgages and there is equity of approximately Eighty Thousand and No/100 Dollars (\$80,000.00) in the property. As such, the decedent's one-half interest in said real property is subject to probate administration, or the amount of Forty Thousand and No/100 Dollars (\$40,000.00).

That Petitioner, as sole devisee of the decedent's estate, moved this Court to waive any appraisal on said property, and such motion is granted.

IV.

DEBTS OF DECEDENT

That so far as known to Petitioner, the debts and last expenses of the Decedent have been paid and there are no known creditors.

V.

HEIRS AND NEXT-OF-KIN

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

<u>NAME</u>	<u>RELATIONSHIP</u>	<u>AGE</u>	<u>ADDRESS</u>
Theresa M. Allen	Spouse	Adult	3353 Vista Grande Blvd. Carson City, NV 89705
Christina M. Allen	Daughter	Adult	P.O. Box 33732 Reno, NV 89533

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NOW THEREFORE, IT IS HEREBY ORDERED AS FOLLOWS:

1. That all notices as required by law have been given in this matter.
2. That all appraisals for the decedent's property are waived.
3. That decedent's estate subject to administration in the State of Nevada does not exceed One Hundred Thousand and No/100 Dollars (\$100,000.00).
4. That Petitioner is authorized and directed to pay to Allison MacKenzie, Ltd., costs advanced in the amount of \$299.50.
5. That the Decedent's entire estate, now known or hereinafter discovered, to Decedent's spouse THERESA M. ALLEN without payment to creditors. Specifically, the following assets are set aside to THERESA M. ALLEN:

Real property located at 3353 Vista Grand Bl, Indian Hills, Nevada, 89705

APN: 1420-18-113-021, more specifically described as:

Lot 219 of Block C as shown on the plat of SILVERADO HEIGHTS NO. 2, filed for record in the Office of the County Recorder of Douglas County, Nevada, on June 20, 1979, as Document No. 33717.

DATED this 3rd day of April, 2017.


DISTRICT JUDGE

4848-5070-5219, v. 1

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 4/3/17

BOBBIE F. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By  Deputy