

DOUGLAS COUNTY, NV

2018-909861

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=6

01/31/2018 10:11 AM

ETRCO

KAREN ELLISON, RECORDER

E05

APN# : 1420-07-718-004

Recording Requested By:

Western Title Company, LLC

Escrow No.: 093668-AMG

When Recorded Mail To:

Western Title Company

2310 S Carson Street Suite 5A

Carson City, NV

89701

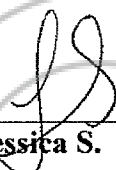
Mail Tax Statements to: (deeds only)

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature _____


Jessica S.

Escrow Assistant

Order Setting Aside Estate Without Administration

EXHIBIT "A"

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

Lot 80 as shown on the map of RIDGEVIEW ESTATES, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on December 27, 1972, in Book 1272, Page 690, as Document No. 63503.

Excepting therefrom any mobile home located thereon.

Assessor's Parcel Number(s):

1420-07-718-004

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

RECEIVED

FILED

JAN 29 2018

Douglas County
District Court Clerk

2018 JAN 29 PM 2:00

DOBBIE R. WILLIAMS
CLERK

M. BIAGGINI
DEPUTY

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

IN THE MATTER OF THE ESTATE
OF
ELVIN WADE BLANKENSHIP,
Deceased.

Case No. 18-PB-0003

Dept. No. II

ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION

THIS MATTER comes before the Court pursuant to a Petition to Set Aside Estate Without Administration filed herein by Petitioner, LINDA GARCIA (hereinafter "Petitioner"), by and through her attorneys, ALLISON MacKENZIE, LTD.. All notices as required by law have been given and no person objecting, it is HEREBY ORDERED as follows:

I.

BANKRUPTCY

That Petitioner, as the party filing this pleading, is not a debtor in bankruptcy.

II.

DECEDENT

That ELVIN WADE BLANKENSHIP (hereinafter referred to as "decedent"), died on June 4, 2008, being at the time of his death a resident of and domiciled in Douglas County, Nevada, leaving at the time of his death certain property located within the State of Nevada. That a certified

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 copy of the decedent's death certificate issued by the State of Nevada, was attached to the Petition as
2 Exhibit "1".

3 III.

4 LAST WILL AND TESTAMENT

5 That the decedent left no Last Will and Testament and died intestate.

6 IV.

7 DECEDENT'S ESTATE

8 That Petitioner is informed and believes that the estimated value of the decedent's
9 estate subject to probate administration in the State of Nevada is less than One Hundred Thousand
10 and No/100 Dollars (\$100,000.00). That the decedent had the following property subject to probate
11 administration:

12 Inventory of Assets:

- 13 1. Real Property located at
14 915 Garnet Ct.
15 Carson City, Nevada 89705, together with:
- 16 2. 1979 Broadmore Single Wide Mobile Home \$71,000.00
17 Serial Number IDFL1X933134329
- 18 Total Assets: \$71,000.00

19 Petitioner has accepted an offer to purchase the above-referenced assets for the
20 combined sales price of \$71,000. Petitioner believed that title to the property had passed from her
21 parents, deceased, to her. The title office brought to her attention that the property was still titled in
22 her parents' names (Elvin Blankenship and Betty Blankenship) as joint tenants, which precipitated
23 (a) the recording of an affidavit of death of joint tenant and (b) the filing of this Petition. A copy of
24 the Affidavit of Death of Joint Tenant was attached to the Petition as Exhibit "2".

25 V.

26 DEBTS OF DECEDENT

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

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VI.

DEVISEES

That so far as known to Petitioner, the names, relationships, ages, and addresses of the heirs of the decedent are as follows:

<u>NAME</u>	<u>RELATIONSHIP</u> ⁴	<u>AGE</u>	<u>ADDRESS</u>
LINDA GARCIA	Daughter/Petitioner	Adult	1532 N. Court Apt. E Gardnerville, NV 89410
DONNA HERROD	Daughter	Adult	3364 Ladino Court Woodbridge, VA 22193

VII.

ATTORNEYS' FEES AND COSTS

That the Petitioner engaged the services of ALLISON MacKENZIE, LTD., as attorneys for Petitioner to petition the Court to set aside the decedent's estate without administration, and the fees and costs incurred by Petitioner should be paid from the assets of the estate in the amount of \$2,500.00 as and for reasonable attorney fees.

That in addition to the estimated attorney fees, Allison MacKenzie, Ltd. is anticipated to advance the total amount of \$299.50 as and for costs advanced to the estate for filing fees, certified copies, and recording fees.

VIII.

REIMBURSEMENTS

That the Petitioner has advanced personal monies to the estate which must be reimbursed, including the following:

Payment of all property taxes from 2006 through 2016	\$ 2,999.32
Plumbing repairs in the approximate amount of	\$ 1,000.00
Roof repairs in the approximate amount of	\$ 450.00
Miscellaneous expenses, including last illness, medical bills, food, medicine, household bills before and after death of the decedent.	\$ 4,050.00
TOTAL	\$ 8,499.32

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VIII.

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.

IX.

DISTRIBUTION OF ESTATE

That pursuant to NRS 134.090, if the Decedent leaves no surviving spouse, but there is a child or children, the estate goes to that child or those children. That Decedent's spouse, BETTY BLANKENSHIP died on February 21, 2007. A copy of BETTY's death certificate was attached to the Petition as Exhibit "3". Therefore, Petitioner and her sister are the sole heirs of the Decedent and entitled to distribution pursuant to Nevada law.

NOW THEREFORE, IT IS HEREBY ORDERED:

1. That decedent's estate subject to probate 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 attorneys' fees to ALLISON MacKENZIE, LTD. in the amount of \$2,500.00, plus costs in the total amount of \$299.50;
3. That Petitioner is authorized and directed to reimburse herself in the total amount of \$8,499.32, for personal monies advanced to the estate; and
4. That the balance of decedent's entire estate, now known or hereinafter discovered, consisting of the aforementioned property belonging to the decedent, should be distributed in equal shares to LINDA GARCIA and DONNA HERROD.

IT IS SO ORDERED.


DATED this 29 day of January, 2018.


DISTRICT JUDGE

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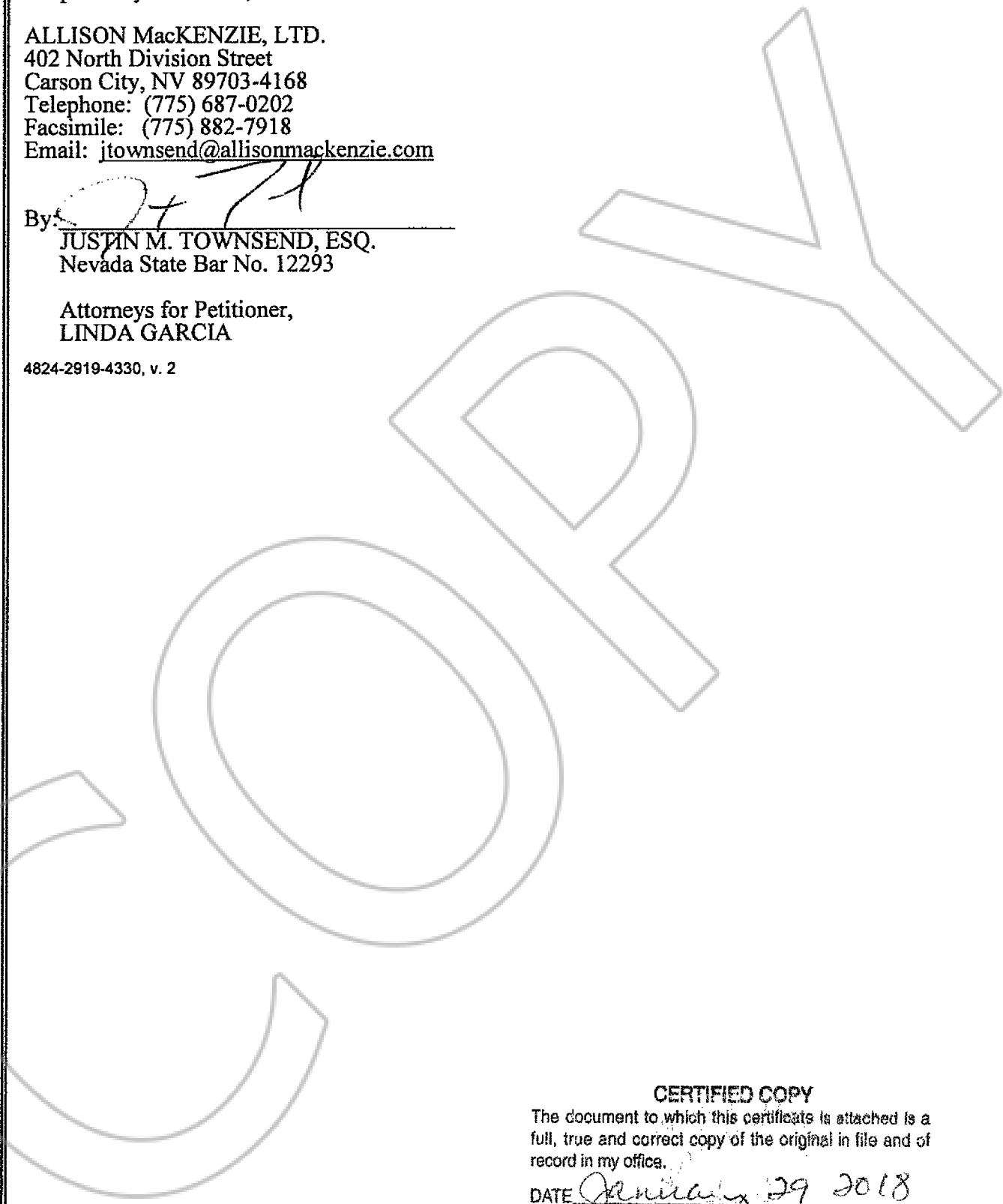
Respectfully submitted,
ALLISON MacKENZIE, LTD.
402 North Division Street
Carson City, NV 89703-4168
Telephone: (775) 687-0202
Facsimile: (775) 882-7918
Email: jtownsend@allisonmackenzie.com

By: 
JUSTIN M. TOWNSEND, ESQ.
Nevada State Bar No. 12293

Attorneys for Petitioner,
LINDA GARCIA

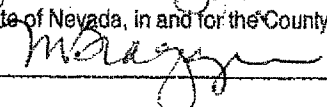
4824-2919-4330, v. 2

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E-Mail Address: law@allisonmackenzie.com



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 January 29 2018
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. Assessors Parcel Number(s)
 a) 1420-07-718-004

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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$0.00
 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: court order transferring property to children for no consideration

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 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 *LS* Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: The Estate of Elvin Blankenship
 Address: 620 E Plumb Lane #120
 City: Reno
 State: NV Zip: 89502

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Linda Garcia and Donna Herrod
 Address: 620 E Plumb Lane #120
 City: Reno
 State: NV Zip: 89502

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Carson Office
2310 S. Carson St, Suite 5A
 City/State/Zip: Carson City, NV 89701

Esc. #: 093668-AMG

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