

DOUGLAS COUNTY, NV

2018-916254

Rec:\$35.00

\$35.00 Pgs=4

06/29/2018 10:18 AM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1420-07-411-036

Recording Requested By:

Western Title Company, LLC

Escrow No.: 094385-MDD

When Recorded Mail To:

Wendy Hicks

3423 Tourmaline Way

Carson City NV 89705

Mail Tax Statements to: (deeds only)

Same as above

(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



Michele Davis

Escrow Officer

ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION

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

RECEIVED

FILED

Case No. 18-PB-0065

MAY 14 2018

Dept. No. II

Douglas County
District Court Clerk

2018 JUN -4 PM 1:54

BOBBIE R. WILLIAMS
CLERK

D. GOELZ
BY 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

SAUNDRA K. LAWRENCE, aka
SAUNDRA KEITH LAWRENCE,

Deceased.

ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION

The Petition of Wendy Hicks, daughter of the Decedent, to set aside the Decedent's estate in accordance with NRS 146.070, having come on regularly for hearing, Proof of Service by U.S. Mail of the Notice of Hearing upon the parties set forth in the Affidavit of Mailing on file with this Court, and no opposition having been made to the Petition, and good cause appearing therefore, the Court finds:

1. The Decedent's estate in Nevada consists of that certain sole and separate interest in the real property commonly known as 3423 Tourmaline Drive, Carson City, Nevada 89705, situate in the County of Douglas, State of Nevada, described as follows:

LOT 65 OF RIDGEVIEW ESTATES ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, SATE OF NEVADA, ON DECEMBER 27, 1972, AS DOCUMENT NO. 65303, TOGETHER WITH AN UNDIVIDED 1/83 INTEREST IN AND TO ALL THE COMMON AREA SHOWN AS PARCEL AS SET FORTH ON SAID SUBDIVISION.

APN No. 1420-07-411-036

1 and a sole and separate interest in the following personal property: 1982 24 ft. x 65 ft.
2 Far West manufactured home, Serial Number 3037AB.

3 3. The value of the Decedent's estate does not exceed \$100,000.00.

4 4. There are no debts of the Decedent which have not been satisfied.

5 5. The Decedent died on May 14, 2014, leaving a valid holographic will dated
6 October 16, 2009, the original of which has been lodged with the Clerk of the Court.

7 6. Pursuant to Decedent's Will dated October 16, 2009, the beneficiary of
8 Decedent's estate is her daughter, Wendy Hicks.

9 7. Petitioner shall pay to Carole M. Pope \$2,000.00 for attorney fees and
10 \$400.00 for costs.

11 IT IS HEREBY ORDERED that all right, title and interest of the Decedent in the
12 real property commonly known as 3423 Tourmaline Drive, Carson City, Nevada 89705,
13 situate in the County of Douglas, State of Nevada, described as follows:

14 LOT 65 OF RIDGEVIEW ESTATES ACCORDING TO THE MAP
15 THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF
16 DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 27, 1972, AS
17 DOCUMENT NO. 65303, TOGETHER WITH AN UNDIVIDED 1/83
INTEREST IN AND TO ALL THE COMMON AREA SHOWN AS PARCEL
AS SET FORTH ON SAID SUBDIVISION.

18 APN 1420-07-411-036, as well as the personal property, a 1982 24 ft. x 65 ft. Far West
19 manufactured home, Serial Number 3037AB, be, and hereby is, set aside and
20 conveyed to Wendy Hicks, as well as the remainder of Decedent's estate, pursuant to
21 Decedent's Will dated October 16, 2009, together with any after found assets that total

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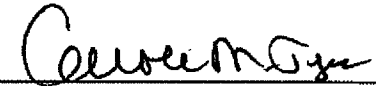
1 under \$100,000.00. Petitioner is authorized and instructed to execute any and all
2 documents which may be necessary or convenient to carry out the terms of this Order.

3 IT IS SO ORDERED this 4 day of June, 2018.

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5 
DISTRICT JUDGE

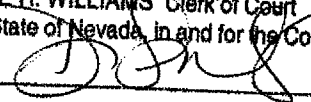
6 Submitted By:

7 Carole M. Pope,
8 a Professional Corporation

9
10 By: 
CAROLE M. POPE
11 Attorney for Petitioner
12 Wendy Hicks

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26 **CERTIFIED COPY**

26 The document to which this certificate is attached is a
27 full, true and correct copy of the original in file and of
record in my office.

28 DATE June 4, 2018
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By  Deputy