

APN# 1220-04-112-040



Recording Requested by/Mail to:
Name: Handelin Law, Ltd.
Address: P.O. Box 4568
City/State/Zip: Carson City, NV 89702

KAREN ELLISON, RECORDER E03

Mail Tax Statements to:
Name: Marjorie Stephens
Address: 105 California Road
City/State/Zip: Markleeville, CA 96120

Order

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain 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

RECEIVED

JUL 24 2018

2018 JUL 24 PM 1:52

CLERK
A. NEWTON
BY _____ CLERK

1 Case No.: 18-PB-0086

2 Dept No.: I

3 *The undersigned hereby affirms this document
4 does not contain personal information.*

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

7
8 In the Matter of the Remaining Estate of
9 ALMA MARIE VESTAL,
10 Deceased.

ORDER TO SET ASIDE ESTATE

11
12 This matter came on for hearing this 24th day of July, 2018. The Court hereby finds and
13 orders as follows.

14 1. ALMA MARIE VESTAL ("Decedent") died on the 9th day of January, 2017, in the
15 County of Shasta, the State of California.

16 2. Prior to the death of the Decedent, the Decedent and Petitioner, MARJOIRE ANN
17 STEPHENS, shared a joint tenancy with the right of survivorship in the real property situated at
18 1281 Kingslane Court, Gardnerville, Douglas County, Nevada, APN 1220-04-112-04, more
19 particularly described as follows:

20 Lot 125, as shown on the official map of Kingslane Unit No. 2, filed in the office of
21 the County Recorder of Douglas County, Nevada, on December 20, 1971, in Book 94,
page 517, as File No. 55958.

22 (the "Property").

23 ///

24 ///

HANDELIN LAW

P.O. Box 4568, Carson City, NV 89702
[P] 775-882-8032 [F] 888-474-7751



1 3. The Petitioner had an estate plan prepared with her husband, whereby they created
2 the STEPHENS FAMILY TRUST, dated October 5, 2015. At the advice of counsel, the Petitioner
3 executed a Deed which transferred the Petitioner's one-half interest into the STEPHENS FAMILY
4 TRUST. Unbeknownst to the Petitioner, the Deed severed the joint tenancy with the Decedent.
5 The Decedent never distributed her interest and to the best knowledge of Petitioner, it remained
6 the Decedent's intent to maintain the Property as a joint tenancy with right of survivorship with
7 the Petitioner.

8 4. The Decedent left no spouse and three (3) adult children, namely Thomas Vestal,
9 Tami Humphry, and Mark Vestal. The Decedent's children consent to waive any and all interest
10 the Decedent had or has in the Property and that the Property now be set aside and conveyed to
11 the STEPHENS FAMILY TRUST, dated October 5, 2015.

12 5. The Decedent's Estate was fully administered in the Superior Court of California,
13 County of Alpine. Therefore, no known further creditors exist.

14 6. That the net value of the Nevada Estate of the Decedent does not exceed One
15 Hundred Thousand and 00/100 Dollars (\$100,000.00).

16 7. Good cause has been shown to set this estate aside pursuant to NRS 146.070.

17 **NOW THEREFORE, IT IS HEREBY ORDERED AS FOLLOWS:**

18 1. The Decedent's entire estate, and specifically the Decedent's entire interest in the
19 Property, be assigned and set aside to the STEPHENS FAMILY TRUST, dated October 5, 2015.

20 ///

21 ///

22 ///

23 ///

24 ///

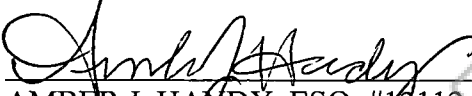


1 2. That this Order, given its full effect, shall be used as the document transferring title
2 to the Property to ROBERT JOHN STEPHENS and MARJORIE ANN STEPHENS, Trustees of
3 STEPHENS FAMILY TRUST, dated October 5, 2015.

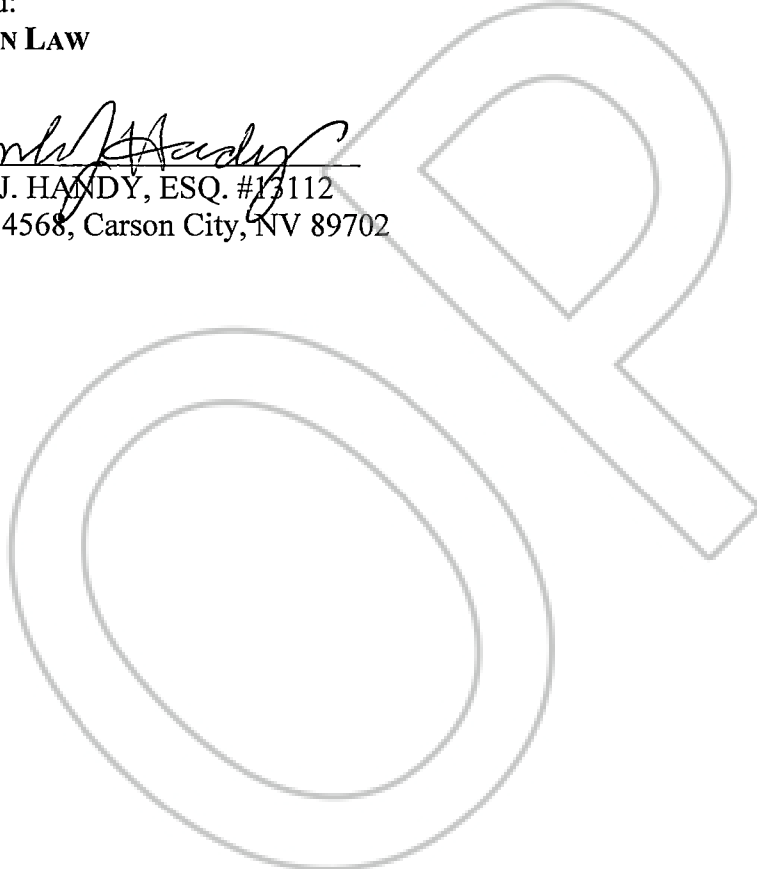
4 DATED this 24 day of July 2018

5
6 
DISTRICT COURT JUDGE

7 Submitted:
8 **HANDELIN LAW**

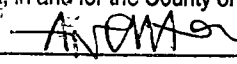
9 
10 AMBER J. HANDY, ESQ. #13112
11 P.O. Box 4568, Carson City, NV 89702

HANDELIN LAW
P.O. Box 4568, Carson City, NV 89702
[P] 775-882-8032 [F] 888-474-7751



22 **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.

23 DATE 7-24-18
BOBBIE R. WILLIAMS, Clerk of Court
of the State of Nevada, in and for the County of Douglas,
24 By  Deputy



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-04-112-040
 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: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: Per court order

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 [Signature] Capacity Attorney Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: State Alma Vestal
 Address: Cle Handelin Law P.O. Box 4508
 City: Carson City
 State: NV Zip: 89072

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: The Stephens Family Trust
 Address: 105 California
 City: Markleeville
 State: CA Zip: 96120

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____