

DOUGLAS COUNTY, NV

2018-918721

Rec:\$35.00

\$35.00

Pgs=4

08/29/2018 02:26 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1220-12-310-063

**Recording Requested By:**

Western Title Company, LLC

**Escrow No.:** 097683-WLD

**When Recorded Mail To:**

Nicholas Roberts

1775 Foxhill Road  
Gardnerville, NV 89410

**Mail Tax Statements to: (deeds only)**

same as above

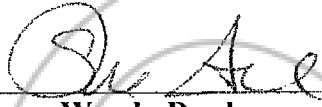
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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



Wendy Dunbar

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

AUG 14 2018

FILED

1 Patrick O. King, Esq.  
2 State Bar No.: 5035  
3 KING & RUSSO, Ltd.  
4 123 W. Nye Ln, Ste. 711  
5 Carson City, NV 89706  
6 (775) 884-0866  
7 Attorney for Petitioner

Douglas County  
District Court Clerk

2018 AUG 14 PM 1:33

DOBBIE R. WILLIAMS  
CLERK

BY:  DEPUTY

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

10 In the Matter of the Estate of:

11 ANITA FAWN ROBERTS,

Case No.: 18 PB 0098

Deceased.

/ Dept. No. \_ 1

12 **ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION**

13 Upon the August 14, 2018, hearing on the Petitioner's, NICHOLAS ROBERTS's,  
14 *Verified Petition to Set Aside Estate Without Administration*, present at the hearing were  
15 Petitioner, and his counsel of record PATRICK O. KING, Esq. of KING & RUSSO, Ltd.,  
16 representing as follows:

- 17 1. That ANITA FAWN ROBERTS died on or about December 13, 2015 in the city of
- 18 Gardnerville, Douglas County, Nevada.
- 19 2. That at least 30 days have passed since the death of the Decedent.
- 20 3. That a certified copy of the Decedent's Certificate of Death was filed with the Court.
- 21 4. That the Decedent died intestate and no Last Will and Testament of the Decedent could
- 22 be or has been found.
- 23 5. That pursuant to NRS 146.070, because the Decedent's Estate does not exceed \$100,000,
- 24 but is valued at over \$25,000.00 the estate may be set aside without administration by the order
- 25 of this Court.
- 26 6. That ANITA FAWN ROBERTS passed away leaving real and personal property in the
- 27 city of Gardnerville, County of Douglas, Nevada as follows:
- 28

Item	Description of Asset	Value of Asset
2	<b>A. One-third of Real Property Value of APN: 1220-12-310-063:</b>	
3	1057 E. Valley Road, Gardnerville, NV 89410	\$66,666.66
4	<b>Gross Value of all assets now held by Petitioner:</b>	<b>\$66,666.66</b>
5	<b>Less Attorney's Fees.....</b>	<b>(\$ 3000.00)</b>
6	<b>NET ESTATE VALUE TO BE DISTRIBUTED TO HEIR.....</b>	<b>\$63,666.66</b>

7 a. Decedent owns a one-third interest in real property in the County  
8 of Douglas 1220-12-310-063: 1057 E. Valley Road, Gardnerville, NV 89410  
9 ("Property") which is titled to Decedent, as her sole separate property, to James  
10 Syrus Jordan, as his sole separate property, and to Penny Lee Flynn Haskins as  
11 her sole separate property. as tenants in common, the approximate comparable  
12 sales value of which is \$200,000.00: Decedent's one-third interest therefore is  
13 valued at \$66,666.66.

15 7. That the names residences of the heirs and devisees of the Decedent, and the relationship  
16 of the heirs and devisees to the decedent, so far as known to the petitioner are as follows:

NAME	RESIDENCE	RELATIONSHIP
18 NICHOLAS ROBERTS	1775 Foothill Rd. Gardnerville, NV 89460	Son

19 8. That NICHOLAS ROBERTS is the Decedent's only child and because Decedent has no  
20 other children and was not married at the time of her death, pursuant to NRS 134.090 he is  
21 Decedent's only beneficiary.

22 9. That to the best of Petitioner's knowledge and belief there are no known liens or  
23 encumbrances against Estate property at the date of the Decedent's death.

24 10. That ANITA FAWN ROBERTS passed away leaving no debts so far as known to  
25 the petitioner.

26 **WHEREFORE THE COURT** having jurisdiction over the Decedent, having reviewed  
27 the papers and pleadings on file, and having heard the representation of the parties hereto, enters  
28

1 the following findings of fact:

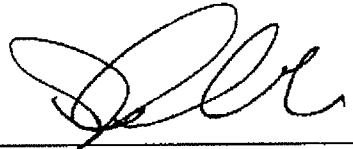
- 2 1. This Court finds that the gross value of the Estate of Decedent, does not exceed
- 3 \$100,000.00.
- 4 2. That ANITA FAWN ROBERTS' heirs at law have been notified of the instant matter and
- 5 have filed no objections to it.
- 6 3. That Medicaid Estate Recovery has been notified of the instant matter and has not
- 7 indicated any lien owed to them by Decedent.
- 8 4. That notice, pursuant to NRS 155.010, of the hearing on this matter was duly given to
- 9 Decedent's heirs, and potential creditors.

10 **THEREFORE, IT IS HEREBY ORDERED AS FOLLOWS:**

- 11 1. The Decedent's residuary estate shall be set aside in its entirety to NICHOLAS
- 12 ROBERTS.
- 13 2. That the payment of the petitioner's attorney's fees and costs incurred relative to this
- 14 proceeding in the amount of \$3000.00 are hereby approved and shall be paid by
- 15 Petitioner.
- 16 3. That ANITA FAWN ROBERTS's 1/3 (33.33%) interest as tenant in common in
- 17 1220-12-310-063: 1057 E. Valley Road, Gardnerville, NV 89410, be transferred by
- 18 the recordation of the Petitioner's, NICHOLAS ROBERTS's, quitclaim deed and this
- 19 final Order to the ownership of Petitioner, NICHOLAS ROBERTS, as tenant in
- 20 common with 1/3 (33.33%) interest in 1220-12-310-063: 1057 E. Valley Road,
- 21 Gardnerville, NV 89410.

22 **IT IS SO ORDERED.**

23 DATED THIS August 19, 2018.



\_\_\_\_\_  
DISTRICT COURT JUDGE

25 **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  
28 record in my office.

DATE August 23, 2018  
BOBBIE R. WILLIAMS Clerk of Court  
of the State of Nevada, in and for the County of Douglas,  
By [Signature] Deputy  
3