

APN# 1318-22-002-013

Recording Requested by/Mail to:

Name: Gaw Van Male

Address: 3009 Douglas Blvd. #150

City/State/Zip: Roseville, CA 95661

Mail Tax Statements to:

Name: Ethan Blumen

Address: 1881 Bay Road

City/State/Zip: Sharon, MA 02067



00081216201809210010060068

KAREN ELLISON, RECORDER

E03

Order to Prove Will and Set Aside Estate Without Administration

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

1 ETHAN A. BLUMEN
1881 Bay Rd.
2 Sharon, Massachusetts, 02067
Phone: 781-784-1208
3 Email: eablumen@comcast.net

RECEIVED

JUL 24 2018

Douglas County
Probate Court Clerk

2018 JUL 24 PM 2:38

A. NEWTON

BY _____ DEPUTY

4 Petitioner, In Proper Person

5
6 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
7 **IN AND FOR THE COUNTY OF DOUGLAS**
8

9 In the matter of the Estate of:

10 BENJAMIN F. DOVER,
11

12 Deceased
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14

**ORDER TO PROVE WILL AND SET
ASIDE ESTATE WITHOUT
ADMINISTRATION**

Case No: 18 PB-0078

Dept. No.: I
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18 It appearing to the satisfaction of the Court that a Petition to Prove Will and Set
19 Aside the Estate Without Administration of the above-named Decedent has been filed,
20 and that notice of the time and place of the hearing thereon has been duly given in the
21 manner prescribed by law, and that no one has objected or presented any reason why
22 said Petition should not be granted.

23 The Court finds that the gross value of the Nevada Estate of the Decedent, after
24 deducting any encumbrances, does not exceed One Hundred Thousand Dollars
25 (\$100,000.00), and this is a proper case for the whole of the Estate to be set aside,
26 pursuant to the Last Will and Testament of the Decedent and NRS 146.070(2).

27 **IT IS HEREBY ORDERED, ADJUDICATED AND DECREED:**
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1. That the Will of the Decedent filed herein dated December 28, 2015 is hereby proved to be a legal and valid Will.
2. That the Nevada Estate of BENJAMIN F. DOVER, Decedent, is hereby found to include a 2.22% interest in the real property commonly known as 152 Highway 50, Stateline, Douglas County, NV (the "Property") with assessor's parcel number 1318-22-002-013, and more particularly legally described as follows:

The real property located in the County of DOUGLAS, in the State of NEVADA, more particularly described as follows:

COMMENCING at the point on the West side of the highway right-of-way line created by the deed recorded in Book "U" of Deeds, Page 110, Douglas County, Nevada Records, said point being described as bearing South 60 degrees 13 minutes 00 seconds West a distance of 127.20 feet from the section corner common to Sections 22, 23, 26 and 27 in Township 13 North Range 10 East MBD&M; thence North 61 degrees 00 minutes 00 seconds West a distance of 350.00 feet; thence--North -18-degrees 24 minutes 8 seconds East of 198.04 feet; thence South 61 degrees 00 minutes 00 seconds East a distance of 175.68 feet to the point of beginning; thence continuing South 61 degrees 00 minutes 00 seconds East a distance of 200 feet to the point on the West side of the highway right-of-way line; thence, Southerly curving to the right along the Westerly side of said highway right-of-way line with a radius of 2460 feet an arc distance of 87.5 feet to a point; thence North 61 degrees 00 minutes 00 seconds West a distance of 186.1 feet; thence North 18 degrees 24 minutes 08 seconds East a distance of 12.73 feet; thence North 61 degrees 00 minutes 00 seconds West a distance of 12.36 feet; thence North 24 degrees 26 minutes 47 seconds West a distance of 75.00 feet, more or less, to the point of beginning.

TOGETHER with the tenements, hereditaments and appurtenances

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thereto belonging or appertaining and the reversion and reversions,
remainder and remainders, rents, issues and profits thereof.

APN: 1318-22-002-013

PER NRS 111.312, this legal description was previously recorded as
Document--Number 2015-866108 on July 13, 2015.

- 3. That the undiscounted gross value of Decedent's interest in the Property is \$8,580.
- 4. That this Order shall be used as the document transferring the title to a 2.22% interest in the real property commonly known as 152 Highway 50, Stateline, Douglas County, NV (the "Property") with assessor's parcel number 1318-22-002-013; and that the Property is hereby transferred, assigned and set aside to the following persons, in the percentages opposite their names:

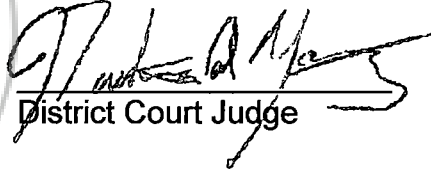
<u>Name</u>	<u>Percentage</u>
Bruce Blumen	10%
Ethan Blumen	40%
Susan Davis	2.50%
Stan Talley	1%
Cynthia Talley	1%
John Watson	1%
Becky Watson	1%
John Bibbs aka J.D. Ryan	2.50%
Katy Gray Jackson	2.50%
Miriam Ackels Claerhout	2.50%
Linda M. Hess, Trustee of the Lindsey Knox-Nemeth Irrevocable Trust	3.50%
Stacy Knight, Trustee of Cameron Knight Trust	3.50%

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Stacy Knight, Trustee of the Gavin Knight Trust	3.50%
Martha (Marti) Pounder	5%
Linda Vanderwold	2.50%
Sharon Hallberg	2.50%
Tim Morand	2.50%
Bobby Stewart	1.50%
Ken Capps	0.75%
Laura Capps	0.75%
Jack Hillis	2%
Alfie Wishart	2%
Ray Stafin	2%
Leeza Gibbons Memory Foundation	2%
Deborah Duncan	2%
Total:	100%

5. That said Estate shall not be further administered upon.

DATED this 24 day of July, 2018


District Court Judge

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

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-22-002-013
 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: \$ 8,580
 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: 0 Pursuant to Court Order

5. Partial Interest: Percentage being transferred: 2.22 %

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 Agent

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Estate of Ben Dover
 Address: Executor to will Ethan Blumen
 City: 1881 Bay Rd Sharon, MA
 State: MA Zip: 02067

Print Name: Ethan Blumen
 Address: 1881 Bay Road
 City: Sharon, MA02067
 State: _____ Zip: _____

**COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)**

Print Name: Gaw Van Male Escrow # _____
 Address: 3009 Douglas Blvd
 City: Roseville State: CA Zip: 95661

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