

APN: 1220-09-301-004

When recorded mail to:

Sarah Lawrence
1220 Lawrence Lane
Gardnerville, NV 89410



00094960201909324320060062

KAREN ELLISON, RECORDER

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030)

AMENDED ORDER PROVING WILL AND SETTING ASIDE ESTATE WITHOUT ADMINISTRATION

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CASE NO. 19-PB-0052
DEPT. II

RECEIVED
JUN 04 2019
Douglas County
District Court Clerk

FILED
2019 JUL -9 AM 11:14
BORLE R. WILLIAMS
CLERK
M. R. [Signature]
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
JAMES S. LAWRENCE,
Deceased.

**AMENDED ORDER PROVING WILL
AND SETTING ASIDE ESTATE
WITHOUT ADMINISTRATION**
Date of Hearing: May 20, 2019
Time of Hearing: 1:30 p.m.

The Petition of Sarah W. Lawrence To Set Aside the Estate of James Stuart Lawrence, Deceased, Without Administration, having come before the above-entitled Court on May 20, 2019 at 1:30 p.m., and there being no objection to the Petition, and it appearing to the Court that:

1. JAMES S. LAWRENCE, also known as JAMES STUART LAWRENCE, died testate on January 27, 2017 in San Francisco, California; that a certified copy of Decedent's Last Will and Testament dated January 17, 2017, which was lodged with the Superior Court of the State of California for the City and County of San Francisco, was attached to the Petition which was filed on April 29, 2019, and that said Last Will and Testament had been duly executed and witnessed according to law; that Decedent left property subject to administration in Douglas County, Nevada, consisting of an undivided 20 percent fractional interest in real property located in Douglas County, Nevada, commonly known as 1232 Centerville Lane, Gardnerville, NV 89460, APN 1220-09-301-004, and described more particularly in Exhibit "A" attached hereto, which the Petitioner estimates to be valued at \$31,000.00.

2. It further appears that the Estate of the Decedent in Nevada has a value of less than \$100,000 as stated in Sarah Lawrence's Petition To Set Aside Estate Without Administration.

1 3. That Decedent's Last Will and Testament named Petitioner Sarah W. Lawrence
2 Decedent's sister, as Executor of his estate.

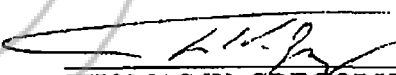
3 4. That there are no liens or encumbrances of record against the above-mentioned
4 property, and no debts of the Decedent remain unpaid.

5 5. That all the heirs at law, next of kin, devisees and legatees of the Decedent were
6 timely notified of this proceeding.

7 6. That since the net value of this estate does not exceed \$100,000, that there is no
8 surviving spouse or minor children, and therefore pursuant to NRS 146.070, Decedent's estate
9 consisting of the real property described in paragraph 1 above must not be administered upon by
10 the Court, but distributed to Sarah W. Lawrence as Successor Trustee of the James S. Lawrence
11 Living Trust dated August 23, 1993, as the sole beneficiary under the terms of the Decedent's
12 Will, described in paragraph 3 above.

13 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the property of the
14 Decedent described above and located in the State of Nevada be set aside without
15 administration, pursuant to NRS 146.070; and that pursuant to the Petition of Sarah W.
16 Lawrence, the estate be distributed to The James S. Lawrence Living Trust dated August 23,
17 1993.

18 Dated this 9th day of ~~June~~ ^{July}, 2019.

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20 
21 _____
22 THOMAS W. GREGORY
23 DISTRICT COURT JUDGE

22 Submitted by:
23 Judy M. Sheldrew, Esq.
24 Nevada Bar Number 9185
25 Law Office of Karen L. Winters
26 P.O. Box 1987
27 Minden, Nevada 89423
28 (775) 782-7933
Attorney for Petitioner

COPY

EXHIBIT "A"

EXHIBIT "A"

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A portion of the NW 1/4 of SW 1/4 of Section 9, Township 12 North, Range 20 East, M.D.B. & M., described as follows:

Beginning at a point near a fence corner on the West side of Nevada State Highway Route 56 between Centerville and Gardnerville in said Douglas County, which point is 40 feet west of, measured at right angles from, the surveyed centerline of said highway; said point of beginning further described as bearing North 25 degrees and 16 minutes East a distance of 2947.0 feet from the Southwest corner of said Section 9; thence South 00 degrees 02 minutes 30 seconds East along a line 40 feet west of the parallel to said highway centerline a distance of 340.46 feet to a point; thence from a tangent which bears the last described course, along the arc of a curve to the right with a radius of 960 feet, through an angle of 30 degrees 56 minutes 27 seconds for an arc distance of 518.42 feet to a point; thence North 88 degrees 25 minutes West and along a fence line a distance of 321.21 feet to a point near a fence corner; thence North 00 degrees 10 minutes 30 seconds West, along a fence line a distance of 485.10 feet to a point; thence North 02 degrees 43 minutes 50 seconds East, along a fence line a distance of 332.51 feet to a point near a fence corner; thence North 88 degrees 57 minutes 30 seconds East along a fence line a distance of 442.80 feet to the point of beginning;

Excepting therefrom all that certain piece or parcel of land as described in that deed from John O. Hintze, et al to Primary Source, Inc, an Oregon corporation recorded August 2, 1984, in Book 884 of Official Records, at Page 218, Douglas County, Nevada, as Document No. 104491; being further described as follows:

A portion of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 12 North, Range 20 East, MDB.&M., described as follows:

Commencing at the Southwest corner of said Section 9, proceed North 25 degrees 16 minutes East, 2947.0 feet, to the True Point of Beginning, which is the Northeast corner of the parcel, and lies on the westerly right of way line of Centerville Lane; proceed thence South 00 degrees 02 minutes 30 seconds East, 145.46 feet, along said Westerly right of way line, to a point which is the southeast corner of the parcel; and lies approximately in the center of Rocky Slough; thence North 84 degrees 00 minutes 03 seconds West, 449.60 feet, approximately along the centerline of Rocky Slough, to the Southwest corner of the parcel; thence North 02 degrees 43 minutes 50 seconds East, 90.51 feet, to the Northwest corner of the parcel; thence North 88 degrees 57 minutes 30 seconds East, 442.80 feet to the True Point of Beginning;

Further excepting therefrom all that certain piece or parcel of land as described in deed from John O Hintze, et al to Primary Source, Inc., an Oregon corporation recorded August 2, 1984, Book 884 of Official Record, at Page 220, Douglas County, Nevada, as Document 104492, being further described as follows:

A portion of the Northwest 1/4 and the Southwest 1/4 of Section 9, Township 12 North, Range 20 East, M.D.B.&M., described as follows:

Commencing at the Southwest corner of said Section 9, proceed North 20 degrees 52 minutes 28 seconds East, 2245.14 feet; thence North 00 degrees 10 minutes 30 seconds West, 104.00 feet to the True Point of Beginning which is the Southwest corner of the parcel; thence North 00 degrees 10 minutes 30 seconds West 123.10 feet; thence North 02 degrees 43 minutes 50 seconds East, 242.00 feet which is the Northwest corner of the parcel and lies approximately in the center of Rocky Slough; thence South 84 degrees 00 minutes 03 seconds East, 449.60 feet, approximately along the centerline of Rocky Slough to the Northeast corner of the parcel;

1 thence South 00 degrees 02 minutes 30 seconds East, along a line 40 feet West of and parallel to
2 the centerline of Nevada State Highway Route 56, a distance of 195.00 feet to the beginning of a
3 tangent curve to the right, having a radius of 960.0 feet and a central angle 07 degrees 23
4 minutes 52 seconds; thence Southwesterly along said curve an arc distance of 123.95 feet, to a
5 point on said curve; thence North 89 degrees 53 minutes 53 seconds West, a distance of 450.57
6 feet to the True Point of Beginning.

7 Also further excepting therefrom that certain piece or parcel of land as described in that deed
8 from John O. Hintze, et al to Primary Source, Inc., an Oregon corporation recorded August 2,
9 1984, in Book 884 of Official Records, at Page 222, Douglas County, Nevada, as Document No.
10 104493; more particularly described as follows:

11 A parcel of land, located in the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the
12 Northwest 1/4 of Section 9, Township 12 North, Range 20 East, M.D.B.&M., Douglas County,
13 Nevada, being further described as follows:

14 Commencing at the Southwest corner of said Section 9, proceed North 20 degrees 52 minutes
15 28 second East, 2,245.14 feet to the True Point of Beginning, which is the Southwest corner of
16 the parcel; proceed thence North 00 degrees 10 minutes 30 seconds West, 104.00 feet, to the
17 Northwest corner; thence South 89 degrees 53 minutes 53 seconds East, 450.57 feet to an
18 intersection with the Westerly right of way line of Centerville Lane, which is the Northeast
19 corner; thence Southerly, along said right of way line, around a curve to the right, having a
20 central angel of 06 degrees 16 minutes 01 seconds, a radius of 960 feet, and a length of 105.00
21 feet, to the Southeast corner; thence West 431.14 feet, to the True Point of Beginning.

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 July 17, 2019
BOBBIE R. WILLIAMS Clerk of Court

of the State of Nevada, in and for the County of Douglas,
By mbrazzi Deputy