

APN# 1121-00-001-025



Recording Requested by/Mail to:

KAREN ELLISON, RECORDER E03

Name: Gary G. James

Address: P.O. Box 304

City/State/Zip: Gardnerville, NV 89410

Mail Tax Statements to:

Name: same

Address: _____

City/State/Zip: _____

Order to set aside estate

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

FILED

1 CASE NO. : 19-PB-00152

FEB 25 2020

2 DEPT. NO. : I

Douglas County
District Court Clerk

2020 FEB 25 PM 1:33

STEVE L. WILLIAMS
CLERK

M. BIAGGINI DEPUTY

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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 MABEL R. JAMES,)

11 Deceased.)

ORDER TO SET ASIDE THE
ESTATE OF MABEL R. JAMES
WITHOUT ADMINISTRATION

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It appearing to the satisfaction of the Court that a Petition to Set Aside The Estate Without Administration of the above named Decedent has been filed, and that notice of the time and place of the hearing thereon has been duly given in the manner prescribed by law, and that no one has objected or presented any reason why said Petition should not be granted:

The Court finds that the gross value of the Nevada Estate of the Decedent, after deducting any encumbrances, does not exceed One Hundred Thousand Dollars (\$100,000), and that this is a proper case for the whole of the Estate to be set aside, pursuant to NRS 146.070(1) or pursuant to the laws of intestate succession and NRS 134.

IT IS HEREBY ORDERED, ADJUDICATED AND DECREED:

1. That the whole of the Nevada Estate of said MABEL R. JAMES, Deceased, be assigned and set apart as follows: to Decedent's sons, Steven James and Alfred James, in equal shares as tenants in common.

2. That this Order shall be used as the document transferring the Decedent's interest in the real property to Steven James and Alfred James as tenants in common, as stated supra; said property being situated in Douglas County, Nevada, and more particularly described as follows:

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The East 1/2 of the Northeast 1/4 of Section 10 and the North 1/2 of the Northwest 1/4 of Section 11,
Township 11 North, Range 21 East, M.D.B. & M., Douglas County, Nevada.

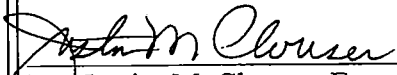
APN: 1121-00-001-025

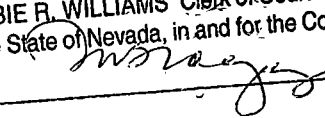
3. That said Estate shall not be further administered upon

DATED this 25 day of February, 2020.


NATHAN TOD YOUNG
DISTRICT JUDGE

Respectfully submitted,


By: Justin. M. Clouser, Esq.
1512 Hwy 395 N., Suite 1
Gardnerville, Nevada 89410
(775) 782-2888 – Telephone
Attorney for Petitioner

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 February 25, 2020
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By  Deputy

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1121-00-001-025
 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 Gay D. Jones Capacity _____ Grantee Agent

Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Estate of Mabel R. James
 Address: 769 Peleu Way
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Steven James & Alfred James
 Address: 769 Peleu Way
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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