

APN# 0923-07-000-006; 0923-07-000-005;
0923-17-000-020



KAREN ELLISON, RECORDER E03

Recording Requested by/Mail to:
Name: Hawkins, Folsom & Muir
Address: 679 Sierra Rose Dr., Suite A
City/State/Zip: Reno, NV 89511

Mail Tax Statements to:
Name: Judith A. Okonski, Administrator
Address: c/o Holly Hutchins, Esq.
City/State/Zip: 30 Corporate Park Suite 309
Irvine, CA 92606-5117

ORDER SETTING 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

GORDON R. MUIR

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

RECEIVED

JAN 30 2020

FILED

1 CASE NO. 19-PB-0146

Douglas County
District Court Clerk

2020 JAN 30 AM 8:17

2 DEPT. NO. II

CLERK
M. BIAGGINI
DEPUTY

3

4

5

6

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

7

IN AND FOR THE COUNTY OF DOUGLAS

8

In the Matter of the Estate

9

of

**ORDER SETTING ASIDE ESTATE
WITHOUT ADMINISTRATION**

10

LOUISE A. CROOKS, also known as
LOUISE MARIE CROOKS BOSTON,

11

Deceased. /

12

13

14

15

16

17

18

19

IT APPEARING to the satisfaction of the Court that a verified
Petition has been filed and that Notice of the hearing thereon has
been duly given as required by law, the Court finds that the gross
value of the decedent's Nevada probate estate, less liens and
encumbrances, as of the decedent's date of death does not exceed the
sum of \$100,000.00; that the decedent's Nevada probate estate
consists of an interest in and to vacant parcels of land in Douglas
County, Nevada, more particularly described as follows:

20

PARCEL 1:

21

The North one-half of the Southeast quarter of
the Southeast quarter of Section 7, Township 9
North, Range 23 East, M.D.B.&M.

22

23

Reserving therefrom an easement for public roads
and utility purposes to be used in common with
others, over the West, South, East, and North
ten feet of the subject property.

24

25

Reserving therefrom an undivided one-half of all
oil, gas, minerals, hydrocarbons and similar
substances without the right of entry thereon
for the purposes of exploring or drilling for
such substances.

26

27

APN: 0923-07-000-006

28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

(Legal description obtained from that certain Quitclaim Deed recorded in the office of the Douglas County Recorder, on August 20, 1986, as Document No. 0139361.)

That the property is commonly known as 2551 Eastside Lane in Topaz and consists of 20 acres.

PARCEL 2:

The Northeast quarter of the Southeast quarter of Section 7, Township 9 North, Range 23 East, M.D.B.&M.

APN: 0923-07-000-005

That the property is in Topaz consisting of 40 acres.

PARCEL 3:

The Southeast quarter of the Southwest quarter of Section 17, Township 9 North, Range 23 East, M.D.B.&M.

APN: 0923-17-000-020

That the property is commonly known as 4650 Risue Road in Topaz and consists of 20.

That there are no unpaid debts of the decedent and no money owed to the Department of Health and Human Services as a result of payment of benefits for Medicaid; that there is no surviving spouse, nor any surviving minor children; that there has been no objection to the petition; and that all of the other allegations in said Petition are true and correct;

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that the interest of the Estate of LOUISE A. CROOKS, also known as LOUISE MARIE CROOKS BOSTON, deceased, in the above-described real property be and the same hereby is transferred, conveyed, assigned, delivered and set aside to JUDITH A. OKONSKI with the power to sell the same and to distribute the net proceeds from the sale thereof to the decedent's lawful heirs at law as they may all mutually agree in

1 writing, or in the event all of said lawful heirs do not mutually
2 agree in writing to any proposed sale of the above-described real
3 property by JUDITH A. OKONSKI, then JUDITH A. OKONSKI is hereby
4 authorized and directed to quitclaim the above-described real
5 property to the decedent's lawful heirs at law by right of
6 representation in undivided interests as tenants-in-common as
7 follows:

8	TERRILOU BENNETT	- 1/8 undivided interest
	VICKIE HOFFMAN	- 1/8 undivided interest
9	GREGORY MICHAEL BOSTON	- 1/8 undivided interest
	SHARON ANNE CROOKS	- 1/8 undivided interest
10	SANDRA SHOTWELL	- 1/8 undivided interest
	FREDERICK CHARLES CROOKS	- 1/8 undivided interest
11		
	WHITNEY BLAKE BARRETT	- 1/32 undivided interest
12	SETH COLBY BOSTON	- 1/32 undivided interest
	KAITLIN BOSTON	- 1/32 undivided interest
13	KELSEY BOSTON (a minor)	- 1/32 undivided interest
14	BRIAN CROOKS	- 1/16 undivided interest
15	HAILEY CROOKS	- 1/16 undivided interest

16 And further that pursuant to the foregoing, JUDITH A. OKONSKI is
17 hereby authorized and directed to transfer and distribute any
18 distributive share of KELSEY BOSTON, a minor, to a parent of KELSEY
19 or to some other custodian for KELSEY's benefit under NRS Chapter
20 167 (Nevada's Uniform Act on Transfers to Minors) as determined by
21 and in the discretion of JUDITH A. OKONSKI.

22 **IT IS SO ORDERED** this 27 day of January, 2020.

23
24
25 _____
DISTRICT JUDGE

26 SUBMITTED BY:
27 GORDON R. MUIR, ESQ.
Bar No. 632
28 HAWKINS, FOLSOM & MUIR
679 Sierra Rose Drive, Suite A
Reno, NV 89511

COPY

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 2/4/2020

BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By ANOMIA Deputy



Douglas County Recorder's Office

Karen Ellison, Recorder

<http://recorder.co.douglas.nv.us>

kellison@co.douglas.nv.us

(775) 782-9027

LEGIBILITY NOTICE

The Douglas County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties right may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed, it may not reproduce a legible copy.



Signature

March 4, 2020

Date

GORDON R. MUIR

Printed Name

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 0923-07-000-006
 b) 0923-07-000-005
 c) 0923-17-000-020
 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: \$EXEMPT _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: A transfer of title recognizing the true status of ownership...
PURSUANT TO COURT ORDER

5. Partial Interest: Percentage being transferred: 100 %

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 *Gordon R. Muir* Capacity ATTORNEY
 Signature *Gordon R. Muir* Capacity ATTORNEY

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Estate of Louise A. Crooks, aka Louise
Marie Crooks-Burton
 Address: c/o HAWKINS, FOLSOM & MUIR
 City: P.O. BOX 750
 State: RENO, NV Zip: 89504

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JUDITH A. OKONSKI
 Address: C/O HOLLY HUTCHINS, ESQ.
 City: 30 Corporate Park, Suite 309
 State: Irvine, CA Zip: 92606-5117

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: GORDON R. MUIR of HAWKIN, FOLSOM & Escrow # _____
 Address: P.O. BOX 750
 City: RENO State: NV Zip: 89504

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