

APN# 1220-18-002-002

Recording Requested by/Mail to:

Name: Halstead Law Offices

Address: 615 S. Arlington Ave.

City/State/Zip: Reno, NV 89509

Mail Tax Statements to:

Name: Lois Yuzbick

Address: P.O. Box 551327

City/State/Zip: S. Lake Tahoe, CA 96155



00110989202009459450050059

KAREN ELLISON, RECORDER

Order Transferring Real Property to 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

Patricia Halstead, Esq.

Printed Name

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

\_\_\_\_\_  
\_\_\_\_\_  
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APR 27 2020

Douglas County  
District Court Clerk

2020 APR 27 PM 2:10

BOBIE R. WILLIAMS  
CLERK

M. BIAGGINI  
BY DEPUTY

1 Case No.: 19-PB-0100

2 Dept. No.: II

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4  
5  
6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF  
7 NEVADA IN AND FOR THE COUNTY OF DOUGLAS  
8

9 In the Matter of the Estate of )  
10 EVELYN CERVENAK, )  
11 Deceased. )

**ORDER APPROVING WAIVER OF  
INVENTORY AND ACCOUNTING;  
TRANSFERRING REAL PROPERTY TO  
ESTATE; APPROVING FEES AND  
COSTS; AND FOR DISTRIBUTION OF  
ESTATE**

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13  
14  
15 Petitioner Lois Yuzbick, administrator of the estate of Evelyn Cervenak (“Decedent”), by  
16 and through her counsel Patricia Halstead of Halstead Law Offices, has filed a Verified Waiver of  
17 Inventory and Accounting and has Petitioned the Court for: 1) an order transferring real property to  
18 the estate; 2) an order transferring the real property from the Evelyn Cervenak Family Trust, dated  
19 June 7, 2013 to the estate; an order approving fees and costs; and for final distribution of the estate.  
20 Proper notice of the same having been given pursuant to law and the matter having been heard by  
the Court on April 27, 2020, the Court finds as follows:

- 21 1. All acts of Petitioner have been accurately shown and subject to approval, and all of  
22 the allegations of the petition appear to be true.  
23 2. Decedent died testate on December 5, 2017. At the time of her death, Decedent was  
24 a resident of Douglas County, Nevada.  
25 3. Decedent was not married at the time of her death and is survived by her three  
daughters, Lois Yuzbick (Petitioner); Kim Cervenak; and Susan J. Estes.

1           4.       A copy of Decedent's will was lodged with the Court on January 12, 2018, and  
2 provides that Petitioner is to serve as personal representative of the estate without bond.

3           5.       By and through her will, Decedent left her estate to Petitioner.

4           6.       On July 26, 2019, Petitioner filed a Petition to Prove Will, to Appoint Personal  
5 Representative, and for Letters Testamentary.

6           7.       A hearing for the Petition to Prove Will, to Appoint Personal Representative, and for  
7 Letters Testamentary that was duly noticed, including by way of publication, proof for which was  
8 filed on August 20, 2019. The hearing was held on August 26, 2019.

9           8.       An Order Appointing Personal Representative of Estate and for Letters Testamentary  
10 was filed on August 27, 2019.

11           9.       Letters Testamentary were filed on September 16, 2019.

12           10.      A Notice to Creditors was filed on February 18, 2020. Proof of Publication of the  
13 Notice to Creditors was filed on March 6, 2020, and demonstrates that the Notice to Creditors was  
14 published in the Record Courier on three occasions commencing on February 15, 2020 and ending  
15 on February 29, 2020. No creditor's claims have been filed against the estate.

16           11.      Petitioner is the sole estate heir pursuant to the terms of Decedent's will.

17           12.      Petitioner has waived a formal inventory and an accounting.

18           13.      All debts of the estate related to administration except for attorney's fees and costs  
19 have been paid to date by Petitioner who does not seek reimbursement.

20           14.      There are no taxes owing for the estate.

21           15.      Petitioner has explicitly waived her right to statutory compensation.

22           16.      Fees and costs incurred in relation to the estate are due and owing to Edmund J.  
23 Gorman, Jr. in the sum of \$1,910.50 and to Halstead Law Offices in the sum of \$4,206.24.

24           **BASED UPON THE FORGOING,**

25           The administration of Decedent's estate is settled, allowed, and approved as filed without  
any further inventory or accounting.

Petitioner's waiver of any right to statutory compensation is hereby ratified and confirmed.

1 Petitioner is authorized and directed to pay Edmund J. Gorman, Jr. the sum of \$1,910.50 and  
2 Halstead Law Offices the sum of \$4,206.24 plus any additional costs advanced by Halstead Law  
3 Offices on behalf of the estate and any fees incurred on behalf of the estate since the filing of the  
4 Petition.

5 After payment of the above the remainder of the estate shall be distributed as follows:

- 6 a. The 1997 Ford Escort (VIN 3FALP15P6VR124386) shall be disturbed to  
7 Petitioner Lois Yuzbick;
- 8 b. Any and all stock or other investments titled in Evelyn Cervenak's name  
9 including but not limited to the common share stocks for Principal Financial  
10 Group, Inc. and the common share stocks for Brighthouse Financial as  
11 separated from Metlife, Inc. shall be distributed to Petitioner Lois Yuzbick;
- 12 c. The real property commonly known as 879 Hwy 88, Gardnerville, Nevada  
13 (APN 1220-18-002-002) (the "Real Property"), is hereby ordered to be  
14 transferred from the Evelyn Cervenak Family Trust Dated June 7, 2013,  
15 which has been revoked in its entirety, to the estate of Evelyn Cervenak. A  
16 copy of this order shall be recorded to evidence the transfer after which an  
17 executor's deed shall be recorded by Petitioner Lois Yuzbick transferring the  
18 Real Property from herself as administrator of the Estate of Evelyn Cervenak  
19 to herself individually. All such transfers shall be subject to any and all  
20 properly recorded encumbrances against said Real Property, the legal  
21 description of which is

22 All that certain piece or parcel of land situate in the County of  
23 Douglas, State of Nevada, being a portion of the Northwest  
24 Quarter of the Southeast Quarter of Section 18, Township 12  
25 North, Range 20 East, M.D.B.&M., described as follows:

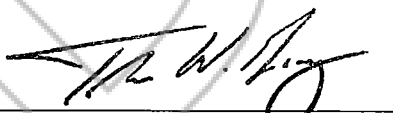
Commencing at the quarter corner common to Sections 17 and  
18 of said Township and Range; thence South 84°58'22" West  
a distance of 2,608.00 feet to a point on the Easterly right of  
way line of State Highway 88 at station 212+19.10, to the true  
point of beginning; thence from the true point of beginning  
South 0°06' East, along said right of way line a distance of

1 569.45 feet; thence leaving said right of way line North  
2 74°54'20" East a distance of 271.63 feet, more or less, to a  
3 point in the Southwesterly line of the Old County Road, said  
4 point also being a point in the Easterly line of the property as  
5 described in the Deed to William F. Neddenriep, et ux,  
6 recorded April 3, 1959, in Book E-1 of Deeds, at page 147, as  
7 Document No. 14207, Douglas County, Nevada, records;  
8 thence North 27°49'40" West, along the Easterly line of the  
9 property as described in the above referenced Deed and the  
10 Southwesterly line of said road, a distance of 563.93 feet to  
11 the true point of beginning AND that portion of the old county  
12 road lying between the center line thereof and the Easterly line  
13 of the above described parcel.

14 d. Any and all remaining estate assets and any after discovered estate  
15 property, if any, shall be distributed to Petitioner Lois Yuzbick;

16 IT IS SO ORDERED.

17 Dated this 27 day of April 2020.

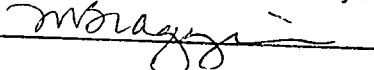
18   
19 \_\_\_\_\_  
20 District Judge

21  
22  
23 **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.

24 DATE April 27, 2020

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

25 By  Deputy