

APN: 1022-09-001-067

Recorded at the Request of:  
HERITAGE LAW, A Division of  
KALICKI COLLIER, LLP  
1625 Highway 88, Suite 304  
Minden, Nevada 89423



KAREN ELLISON, RECORDER

E03

Mail Future Tax Statements To:  
Paul H. Jackson  
3043 Plum Tree Crescent  
Mississauga, ON L5N 4W8  
Canada

The undersigned hereby affirm that this document submitted for recording does not contain any personal information and/or social security number of any person. NRS 239B.030

**COURT ORDER AND AFFIDAVIT OF PAYMENT**

ATTACHED as **Exhibit 1** and incorporated herein by this reference is a certified copy of the *Amended Order Setting Aside Estate Without Administration* entered and filed on August 14, 2020. The *Amended Order* pertains to real property owned by JIMMY L. JACKSON, Deceased. The real property consists of 2.08 acres of land located at 3710 Topaz Ranch Road, Wellington, Nevada 89444, APN 1022-09-001-067 (prior APN 0000-37-262-150), which is more specifically described as follows:

**Lot 68, ass shown on the map of TOPAZ RANCH ESTATES, UNIT NO. 3, filed in the office of the County Recorder [sic] of Douglas County, Nevada.**

The *Amended Order* distributes the real property to the devisees named in Decedent's *Last Will and Testament* dated October 21, 2007, that survived the Decedent and, in the case of any devisee that did survive the Decedent but has since passed away (as recently as June 21, 2019, in the case of Devisee RANDALL JAMES JACKSON, Deceased), to that devisee's surviving spouse and/or issue, whichever the case might be; specifically:

- (1) One-fourth share to be divided equally between the surviving issue of Devisee RANDALL JAMES JACKSON, to wit: MICHAEL J. JACKSON, PAUL H. JACKSON, and MICHELLE C. BLAGRAVE;
- (2) One-fourth share to the Estate of VIRGINIA LYNN BARTLETT, Deceased, (previously, the surviving spouse of JAMES DALE JACKSON, Deceased);
- (3) One-fourth share to Devisee BILLY DON JACKSON; and
- (4) One-fourth share to Devisee SHERRI KAY KNIGHT.

By my signature below, I hereby affirm and declare that I have received a portion of the Decedent, JIMMY L. JACKSON's Estate equal to THREE THOUSAND NINE-HUNDRED AND



In the Matter of the Estate of  
JIMMY L. JACKSON, aka  
JIMMY LOYD JACKSON, Deceased

---

*Certified Copy of Amended Order Setting Aside Estate Without Administration*

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# EXHIBIT 1

1 Danielle L. Christenson, Esq., SBN 4295  
2 **HERITAGE LAW, A Division of**  
3 **KALICKI COLLIER, LLP**  
4 1625 Highway 88, Suite 304  
5 Minden, Nevada 89423  
6 Telephone | 775.782.0040  
7 Email | dlc@kalickicollier.com  
8 *Attorney for Petitioner*

**RECEIVED**

**AUG 13 2020**

Douglas County  
District Court Clerk

FILED

2020 AUG 13 10:00 AM

Douglas County

CLERK

BY **A. NEWTON**  
DEPUTY

9 This document DOES NOT contain personal  
10 Information, pursuant to NRS 603A.040.

11 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

12 IN AND FOR DOUGLAS COUNTY

13 In the Matter of the Estate of:

14 JIMMY L. JACKSON, aka  
15 JIMMY LOYD JACKSON,;

CASE NO.: 2020-PB-00073

DEPT. NO.: 1

16 Date of Death: August 26, 2010

17 Deceased.

18 **AMENDED ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION**

19 **THIS MATTER** having come on regularly for hearing on Tuesday, August 4, 2020, wherein  
20 Petitioner MICHAEL J. JACKSON and his counsel of record, DANIELLE L. CHRISTENSON,  
21 ESQ. of HERITAGE LAW, A Division of KALICKI COLLIER, LLP, appeared via  
22 videoconference. No persons appeared at the hearing for the purpose of objecting to or opposing  
23 the *Petition to Set-Aside Estate Without Administration* (hereinafter: "*Petition*"), or otherwise  
24 caused to be filed or submitted herein, an objection or opposition to the *Petition*.

25 The Court having reviewed all papers filed in this matter including the verified *Petition to*  
*Set-Aside Estate Without Administration*, and having considered the matters presented at the  
hearing held herein, and good cause appearing;

The Court hereby finds that:

1           1.       Decedent, JIMMY L. JACKSON (hereinafter: "Decedent") died on August 26, 2010,  
2 in Round Rock, Williamson County, Texas, and was on the date of his death, a resident of Round  
3 Rock, Williamson County, Texas.

4           Prior to the Decedent's relocation facilitated by family members to Round Rock,  
5 Williamson County, Texas, Decedent resided at 3710 Topaz Ranch Road, Wellington, Douglas  
6 County, Nevada 89444, and was a long-term resident of Wellington, Douglas County, Nevada,  
7 having lived there since 1981;

8           2.       Decedent JIMMY L. JACKSON left a Military Testamentary Instrument prepared  
9 pursuant to Title 10 United States Code (USC), Section 1044d, or *Last Will and Testament* dated  
10 October 21, 2007; accordingly, the Decedent died testate;

11          3.       Decedent's *Last Will and Testament* dated October 21, 2007, is verified by Military  
12 Testamentary Instrument Self-Proving Affidavit dated October 21, 2007, pursuant to Title 10  
13 U.S.C. 1044a.

14          4.       Petitioner has been unable, after due diligence, to locate an original of Decedent's  
15 *Last Will and Testament* dated October 21, 2007.

16          5.       A copy of the Decedent's *Last Will and Testament* dated October 21, 2007, may  
17 be proved in the same manner as other wills are proved under Chapter 136 of the Nevada Revised  
18 Statutes (NRS), pursuant to NRS 136.240(2);

19          6.       Decedent's *Last Will and Testament* dated October 21, 2007, provides, at Page 1,  
20 Paragraphs **SECOND** and **THIRD**, as follows:

21           **SECOND:** I give all my real estate, and all rights that I have under any related  
22 insurance policies, to Randall James Jackson, Jimmy Dale Jackson, Billy Don  
23 Jackson and Sherri Kay Knight in equal shares as tenants in common. If any of  
24 the aforesaid beneficiaries shall not survive me, the share of such beneficiary in  
my real estate shall be divided among the aforesaid beneficiaries who surviving  
me in equal shares. If none of the aforesaid beneficiaries shall survive me, this  
legacy shall lapse.

25           **THIRD:** I give all the rest, residue and remainder of my property and estate, both  
real and personal, of whatever kind and wherever located, that I own or to which I

1 shall be in any manner entitled at the time of my death (collectively referred to as  
2 my "residuary estate"), as follows:

3 (a) If Randall James Jackson, James Dale Jackson, Billy Don  
4 Jackson and Sharri Kay Knight or any of them shall survive me, to  
5 those of Randall James Jackson, James Dale Jackson, Billy Don  
6 Jackson and Sherri Kay Knight who survive me, in equal shares...

7 7. Decedent was survived by devisees Randall James Jackson (Adult Step-son,  
8 recently deceased [06/21/2019]), James Dale Jackson (Adult Son, previously deceased, having  
9 left a surviving spouse but no issue), Billy Don Jackson (Adult Brother, surviving), and Sherri Kay  
10 Knight (Adult Sister, surviving).

11 8. Decedent's Estate located in Wellington, Douglas County, Nevada, consists only  
12 of real and personal property interests;

13 9. The real property portion of Decedent's Estate consists of 2.08 acres of land  
14 located at 3710 Topaz Ranch Road, Wellington, Nevada 89444, APN 1022-09-001-067 (prior  
15 APN 0000-37-262-150), which is more particularly described as follows:

16 The real property situate in the County of Douglas, State of Nevada, described as follows:

17 **Lot 68, as shown on the map of TOPAZ RANCH ESTATES, UNIT NO. 3, filed in the**  
18 **office of the County Recorder [sic] of Douglas County, Nevada.**

19 10. The personal property portion of Decedent's Estate consists of an aged  
20 manufactured home not previously converted to real property; specifically, a 1974 Barrington  
21 Single Wide 70' x 14' Manufactured Home, Title No. B0073497, Serial No. 80E2013034S5545,  
22 as well as the balance in "Account: 1110-Rental Trust Account," Lynne Cauley Estate  
23 Management, Inc., 1372 Highway 395, Gardnerville, Nevada 89410;

24 11. The value of Decedent's Estate is less than ONE HUNDRED THOUSAND AND  
25 NO/100 DOLLARS (\$100,000.00) and falls within the jurisdiction of NRS 146.070;

12. Decedent's predeceased spouse, LORETA C. JACKSON, died intestate on  
December 26, 1992, a resident of Douglas County, Nevada. *An Order Setting Aside Estate*

1 *Without Administration* (to Decedent JIMMY L. JACKSON) was entered on August 11, 2008, in  
2 Case No. 08-PB-0077, in Department No. II, Ninth Judicial District Court, Douglas County, State  
3 of Nevada;

4 13. Pursuant to NRS 146.070(2)(b), there are no funeral expenses, expenses of last  
5 illness, or monies owed to the (Nevada) Department of Health and Human Services as a result of  
6 payment of benefits for (Nevada) Medicaid; and

7 14. Pursuant to NRS 146.070(2)(c), there are no liens or mortgages of record, and  
8 Petitioner is not aware of any encumbrances or debts against the Estate property and there are  
9 no known secured or unsecured creditors of the Estate;

10 **ACCORDINGLY, IT IS HEREBY ORDERED, ADJUDGED AND DECREED** that:

11 A. The value of the Decedent's Estate is less than ONE HUNDRED THOUSAND  
12 AND NO/100 DOLLARS (\$100,000.00) and falls within the purview of NRS 146.070;

13 B. A portion of Decedent's Estate equal to THREE THOUSAND NINE-HUNDRED  
14 AND NO/100 DOLLAR S(\$3,900.00) be set aside to Petitioner, MICHAEL J. JACKSON, as and  
15 for of his advancement of Legal Fees (Flat Rate: \$2,900.00) and Estimated Costs (\$1,000.00) on  
16 behalf of the Estate, and paid directly to **HERITAGE LAW**, A Division of KALICKI COLLIER,  
17 LLP, by personal Check Number 2112, dated May 9, 2020;

18 C. The balance of the Decedent's Estate, consisting of real and personal property, be  
19 set aside without administration and in equal shares, to the devisees named in Decedent's *Last*  
20 *Will and Testament* dated October 21, 2007, that survived the Decedent and, in the case of any  
21 devisee that did survive the Decedent but has since passed away (as recently as June 21, 2019,  
22 in the case of Devisee RANDALL JAMES JACKSON, Deceased), to that devisee's surviving  
23 spouse and/or issue, whichever the case might be; specifically:

24 (1) One-fourth share to be divided equally between the

25 surviving issue of Devisee RANDALL JAMES JACKSON, to wit:

1 MICHAEL J. JACKSON, PAUL H. JACKSON, and MICHELLE C.

2 BLAGRAVE;

3 (2) One-fourth share to the Estate of JAMES DALE JACKSON, Deceased; or  
4 to VIRGINIA LYNN BARTLETT, surviving spouse of JAMES DALE JACKSON; or  
5 to the Estate of VIRGINIA LYNN BARTLETT, Deceased; whichever the case  
6 might be;

7 (3) One-fourth share to Devisee BILLY DON JACKSON; and

8 (4) One-fourth share to Devisee SHERRI KAY KNIGHT.

9 D. Any other asset(s) of said Estate now known or hereafter discovered in the State  
10 of Nevada that, when combined with the above asset(s), do not exceed the statutory limit of  
11 \$100,000.00, is/are set aside as specified in Paragraph C.

12 E. Petitioner MICHAEL J. JACKSON is authorized to sign all documents with the  
13 holder of any asset(s) of the Estate that is/are necessary to effectuate this Order, including, but  
14 not limited to, the authority to sign any and all grant deed(s) or any other legal, regular, or  
15 customary documents necessary to transfer the asset(s) and effectuate this Order.

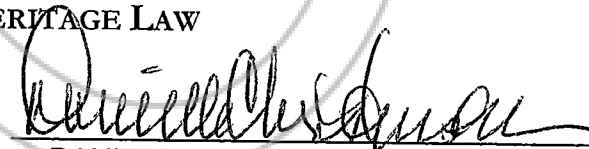
16 **IT IS SO ORDERED.**

17 **DATED:** August 14, 2020.

18   
19 \_\_\_\_\_  
20 **HON. NATHAN TOD YOUNG**  
**DISTRICT COURT JUDGE**

21 SUBMITTED by:

22 **HERITAGE LAW**

23   
24 By: \_\_\_\_\_  
25 **DANIELLE L. CHRISTENSON, ESQ.**

**SBN 4295**

*Attorney for Petitioner*

AMENDED ORDER SETTING ASIDE ESTATE WITHOUT  
ADMINISTRATION

PAGE 5 OF 5

HERITAGE LAW, A DIVISION OF KALIČKI COLLIER  
1625 HIGHWAY 88, SUITE 304, MINDEN, NV 89423  
TELEPHONE | 775.782.0040



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 August 20, 2020

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

By [Signature] Deputy

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1022-09-001-067  
 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: Transfer per court order Douglas County Case No. 2020-PB-00073 without consideration

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: [Handwritten Signature] Capacity: Attorney

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Estate of Jimmy L. Jackson,  
 Address: c/o Heritage Law 1625 Highway 88 Ste 304  
 City: Minden  
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Paul H. Jackson, Michael Jackson, Michelle Blagrove  
 Address: 3043 Plum Tree Crescent  
 City: Mississauga  
 State: Ontario, Canada Zip: L5N 4W8

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Heritage Law Escrow # N/A  
 Address: 1625 Highway 88 Ste 304  
 City: Minden State: NV Zip: 89423