

DOUGLAS COUNTY, NV **2021-961900**  
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\$40.00 Pgs=7 02/12/2021 01:20 PM  
ETRCO  
KAREN ELLISON, RECORDER

APN# : 1420-07-310-051

**Recording Requested By:**  
Western Title Company, LLC  
**Escrow No.:** 122328-AMG

**When Recorded Mail To:**  
Western Title Company  
2310 S Carson St STE 5A  
Carson City NV  
89701

**Mail Tax Statements to: (deeds only)**

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(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature \_\_\_\_\_

Annette Claypool

Escrow Assistant

**Order Reopening Estate and Setting Aside Newly Discovered Estate Without Administration**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

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1 Case No. 07-PB-0116

FEB 08 2021

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2 Dept. No. II

Douglas County  
District Court Clerk

BOBBIE R. WILLIAMS  
CLERK

SHACHERY

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

9  
10 IN THE MATTER OF THE ESTATE  
11 OF  
12 LEONE L. ANDREWS,  
13 Deceased.

14  
15  
16 **ORDER REOPENING ESTATE AND SETTING ASIDE**  
17 **NEWLY DISCOVERED ESTATE WITHOUT ADMINISTRATION**

18 THIS MATTER comes before the Court pursuant to a Petition to Reopen Estate and  
19 Petition to Set Aside Newly Discovered Estate, filed herein by Petitioner, JAMES M. EDMONDS, by  
20 and through his attorneys, ALLISON MacKENZIE, LTD., pursuant to NRS 146.070. Proper notice  
21 having been provided, no person objecting thereto, and good cause appearing therefor, IT IS HEREBY  
22 ORDERED, as follows:

23 I.  
24 **DECEDENT**

25 That LEONE L. ANDREWS (hereinafter referred to as "decedent"), died on or about  
26 January 10, 2003, being at the time of her death a resident of and domiciled in Douglas County, State  
27 of Nevada, leaving at the time of her death certain property located within the State of Nevada.  
28

ALLISON MacKENZIE, LTD.  
402 North Division Street, P.O. Box 646, Carson City, NV 89702  
Telephone: (775) 687-0202 Fax: (775) 882-7918  
E-Mail Address: law@allisonmackenzie.com

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1 II.

2 SET ASIDE OF ESTATE WITHOUT ADMINISTRATION

3 That this Court entered an Order Setting Aside Estate Without Administration Pursuant  
4 to NRS 146.070 on or about December 17, 2007. That pursuant to such Order, decedent's estate was  
5 set aside to decedent's daughter, JUNE M. GORDON, and consisted of an interest in and to a  
6 manufactured home.

7 III.

8 DEATH OF JUNE M. GORDON

9 That decedent's daughter, JUNE MARIE GORDON, died on July 11, 2020. That a  
10 Petition to Set Aside Estate Without Administration was filed in this Court on October 19, 2020 and  
11 ultimately set aside on November 10, 2020 in Case Number 2020 PB 00123 in Department I.

12 IV.

13 INVENTORY OF NEWLY DISCOVERED PROPERTY

14 That Petitioner, in administering the trust estate of JUNE MARIE GORDON, the  
15 deceased beneficiary of this estate, discovered that the decedent herein owned an interest in and to that  
16 real property located at 3483 Calcite Cl, Carson City, Nevada 89705. Specifically, Western Title  
17 Company discovered decedent's interest in and to the real property the day before the close of escrow  
18 in January of 2021. That as indicated in the most recent title commitment, decedent owned a one-half  
19 interest in and to such real property which needs to be set aside in order for Petitioner herein to  
20 complete the sale of such property as indicated herein below.

21 That the property is currently under contract for sale at the sales price of Two Hundred  
22 Twenty Thousand and No/100 Dollars (\$220,000.00). However, said value of property is the value as  
23 of today's date and not of decedent's date of death. Similarly, said sales price includes the value of the  
24 manufactured home which was already before this Court, previously set aside, and not now before this  
25 Court. Lastly, said sales price includes a Five Thousand and No/100 Dollar (\$5,000.00) credit to the  
26 buyer for closing costs.

27 That decedent died on January 10, 2003 and Petitioner is unable to obtain an accurate  
28 valuation of the property as of decedent's date of death to determine her one-half interest. However,

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1 Petitioner has obtained the assessed valuation as it pertains to the land as of today's date, one-half of  
2 which is attributable to the decedent. As indicated in EXHIBIT 1 attached to the Petition, the total  
3 taxable value of the land in 2021 is Fifty-Eight Thousand and No/100 Dollars (\$58,000.00).  
4 Decedent's one-half interest in the taxable value of such interest is Twenty-Nine Thousand and No/100  
5 Dollars (\$29,000.00) such that a set aside is appropriate in connection with the re-opening of the set  
6 aside proceeding which was already before this Court.

7 That requiring Petitioner to obtain decedent's one-half interest in and to such property  
8 as of January 10, 2003 would be unnecessarily expensive and cause unnecessary delay. As such,  
9 Petitioner requests that the taxable value be accepted for such purposes. Petitioner is unaware of any  
10 objection by any beneficiary to the same.

11 V.

12 LIENS AND MORTGAGES

13 That so far as known to Petitioner, all known creditors have been paid and there have  
14 been no additional claims or reimbursements made against the estate since the Order Setting Aside  
15 Estate Without Administration Pursuant to NRS 146.070 on December 17, 2007.

16 VI

17 WELFARE BENEFITS

18 That so far as known to Petitioner, Decedent was not a recipient of benefits from the  
19 Department of Health and Human Services of the State of Nevada. That the Department was given  
20 notice as required by law of the initial Petition to Set Aside Estate and did not file a claim against the  
21 estate.

22 VII.

23 HEIRS AND NEXT-OF-KIN

24 <u>NAME</u>	<u>RELATIONSHIP</u>	<u>AGE</u>	<u>ADDRESS</u>
25 June Marie Gordon	Daughter	Deceased	
26 James M. Edmonds	Grandson	Adult	P.O. Box 20221 Carson City, NV 89721

27  
28 ///

1	Margaret Halbritter	Granddaughter	Adult	680 Hot Springs Road #104 Carson City, NV 89706
2				
3	Dennis K. Edmonds	Grandson	Adult	4711 S. Elizabeth Street Pahrump, NV 89048
4				
5	Kaycee Augustine	Granddaughter	Adult	3913 Cherry Street Silver Springs, NV 89429
6				

7 VIII.

8 DISTRIBUTION OF ESTATE

9 That as evidenced in the Order Setting Aside Estate entered herein on December 17,  
10 2007, JUNE MARIE GORDON was the sole heir of decedent's estate. JUNE MARIE GORDON  
11 survived the decedent, but died on July 11, 2020. JUNE MARIE GORDON executed a Last Will and  
12 Testament dated April 23, 2010, which was confirmed as the Last Will and Testament of JUNE  
13 MARIE GORDON by this Court in Department I, Case Number 2020 PB 00123 on November 10,  
14 2020. The beneficiary of JUNE MARIE GORDON's Will was her husband, GURNEY J. GORDON,  
15 who predeceased JUNE MARIE GORDON. That the remainder beneficiaries were the children of  
16 JUNE MARIE GORDON, namely, JAMES M. EDMONDS, MARGARET HALBRITTER, DENNIS  
17 K. EDMONDS, and KAYCEE AUGUSTINE.

18 That despite the foregoing, JUNE MARIE GORDON intended on transferring her entire  
19 interest in the subject property of the real property in issue to her Trust. That the same is evidenced by  
20 that certain Deed executed by JUNE M. GORDON and GURNEY J. GORDON as Grantors, to JUNE  
21 M. GORDON and JAMES M. EDMONDS as Trustees of the JG GORDON FAMILY TRUST dated  
22 April 23, 2010 recorded in the Douglas County Recorder on May 10, 2010 as Document Number  
23 0763338. That JUNE MARIE GORDON believed the entire interest in the property was being  
24 conveyed to the trust based upon the property previously being held by the decedent herein, LEONE L.  
25 ANDREWS and JUNE M. GORDON as joint tenants. However, said Joint Tenancy was severed prior  
26 to the passing of LEONE L. ANDREWS, leaving LEONE L. ANDREWS as an interested owner in the  
27 subject property such that an affidavit of death of joint tenant would no longer suffice to transfer said  
28 one-half interest. That the same was not originally discovered with an original title commitment which

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1 showed full ownership of the property in the JG GORDON FAMILY TRUST, and again was not  
2 discovered until the day before close of escrow.

3 That pursuant to NRS 164.015, this Court has the authority to enter an order that  
4 property not formerly titled in the name of a trust or its trustee constitutes trust property pursuant to  
5 NRS 163.002, for which this Petition seeks. Specifically, pursuant to NRS 163.002, a trust may be  
6 created with respect to property by declaration of the owner that said property holds the property as  
7 Trustee, and all property declared to be trust property must remain as trust property. That by JUNE M.  
8 GORDON declaring her intent for her interest in the property to be held in her trust, as is evidenced by  
9 that Deed which recorded her interest in the trust, which at the time was believed to encompass the  
10 entire interest in the property, Petitioner requests an Order of this Court confirming decedent's interest,  
11 namely, LEONE L. ANDREWS, be distributed to JAMES M. EDMONDS, as Trustee of the JG  
12 GORDON FAMILY TRUST. Doing so will allow Petitioner to complete the sale of the real property  
13 and distribute said funds pursuant to said Trust.

14 Importantly, the beneficiaries of said Trust are the children of JUNE MARIE  
15 GORDON, such that each beneficiary will receive the same interest in and to such property if the same  
16 is set aside to the deceased beneficiary's trust. However, setting aside decedent's interest to the trust  
17 will greatly improve the ability of the Trustee to complete the sale of such property without requiring  
18 each beneficiary to sign the sales documents. As with the valuation of decedent's interest in such  
19 property, Petitioner is aware of no objection from any beneficiary regarding the same.

20 IX.

21 ATTORNEYS' FEES AND COSTS

22 That it was necessary for Petitioner to retain the services of an attorney to Petition the  
23 Court to reopen and set aside decedent's estate, and the fees and costs incurred by the Petitioner should  
24 be paid from the decedent's estate in the estimated amount of Two Thousand Five Hundred and  
25 No/100 Dollars (\$2,500.00), plus any costs advanced.

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**NOW THEREFORE, IT IS HEREBY ORDERED:**

1. That the Estate of LEONE L. ANDREWS is hereby reopened for the purpose of administering the newly discovered asset.

2. That the newly discovered asset, namely, an interest in and to land located at 3483 Calcite Cl Carson City, Nevada 89705 does not exceed One Hundred Thousand and No/100 Dollars (\$100,000.00).

3. That Petitioner is authorized to pay the amount of Two Thousand Five Hundred and No/100 Dollars (\$2,500.00) to ALLISON MacKENZIE, LTD., plus costs advanced in the amount of Forty-Five and No/100 (\$45.00) as reasonable compensation for services rendered on behalf of Petitioner.

4. That the decedent's entire estate, now known or hereafter discovered, including but not limited to any and all of decedent's interest in the land and property located at 3483 Calcite, Cl, Carson City, Nevada 89705, more particularly described as follows:

Lot 33, in Block K, of Vista Grande Subdivision Unit No. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on November 9, 1964 in Book 27, page 644, as File No. 26518.

(That said legal description was previously recorded on May 10, 2010 as Document Number 0763338, Official records, Douglas County, Nevada.)

shall be set aside to JAMES M. EDMONDS, as Trustee of the JG GORDON FAMILY TRUST.

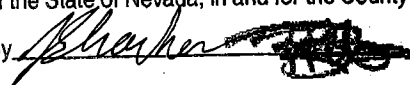
DATED this 8<sup>th</sup> day of February, 2021.

**IT IS SO ORDERED.**

  
DISTRICT JUDGE

**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 8<sup>th</sup>, 2021  
BOBBIE R. WILLIAMS Clerk of Court  
of the State of Nevada, in and for the County of Douglas,  
By  Deputy