

APN# 1021-00-001-067



00134833202109674170040043

Recording Requested by/Mail to:

KAREN ELLISON, RECORDER

E03

Name: Mitchel Jepsen

Address: 1893 Gregg St

City/State/Zip: Carson City, NV 89701

Mail Tax Statements to:

Name: Mitchel Jepsen

Address: Same

City/State/Zip: _____

Order selling side 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

1 CASE NO. : 2021-PB-0119 00047

2 DEPT. NO. : II

RECEIVED

MAY 10 2021

Douglas County
District Court Clerk

FILED

2021 MAY 10 PM 1:44

BOBBIE R. WILLIAMS
CLERK

BY WALKER DEPUTY

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 MARJORIE MAY JEPSEN)

11 Deceased.)

ORDER TO SET ASIDE THE
ESTATE OF MARJORIE MAY
JEPSEN WITHOUT
ADMINISTRATION

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

18 The Court finds that the gross value of the Nevada Estate of the Decedents, does not exceed
19 One Hundred Thousand Dollars (\$100,000), and that this is a proper case for the whole of the Estate to
20 be set aside, pursuant to NRS 146.070(1).
21

22 IT IS HEREBY ORDERED, ADJUDICATED AND DECREED:

23 1. That the whole of the Nevada Estate of said MARJORIE MAY JEPSEN, deceased, be
24 assigned and set aside as follows:

25 The Decedents' property located at 1167 Hwy 395 S, Gardnerville, NV 89410, more
26 particularly described as follows:
27
28

1 Being a certain piece or parcel of land lying in a portion of the NE 1/4 of the SE 1/4 of
2 Section 1, T. 10 N., R.21 E., MD.B.&M. in Douglas County, Nevada, and more particularly
3 decided by metes and bounds as follows, to wit:

4 Beginning at a point at the southeasterly corner of the parcel, on the
5 westerly right of way line of U.S. Highway 395, said point being described as
6 bearing N.28°50'30"W. a distance of 2195.01 feet from the southeast corner of
7 Section 1, T.10 N.,R.21 E.; thence S.63°41'W. a distance of 295.89 feet to the
8 southeasterly corner of the parcel; thence N.26°19' W. a distance of 145.00 feet to
9 the northwesterly corner of the parcel, thence N. 63°41' E. a distance of 293.81 feet
10 to the northeasterly corner of the parcel, at point on the westerly right of way line
11 of said Highway 395; thence from a tangent which bears S 26°43'E. curving to the
12 left along the highway right of way line with a radius of 10075 feet through an
13 angle of 0°49'30" an arc distance of 145.06, feet to the point of beginning, said
14 parcel containing 0.98 of an acre, more or less.

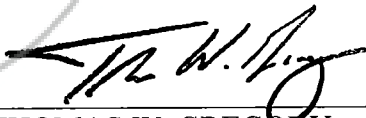
15 APN: 1021-00-001-067

16 shall be distributed as follows: pursuant to the Last Will and Testament of the Decedent to
17 Decedents' children, Mitchel C. Jepsen, Kathryn A. Jepsen and Linda Stevens, in equal shares, as
18 tenants in common.

19 2. That this Order shall be used as the document transferring the Decedents' interest in the
20 above-described property to the Decedents' children, Mitchel C. Jepsen, Kathryn A. Jepsen and Linda
21 Stevens, in equal shares, as tenants in common.

22 3. That said Estate shall not be further administered upon.

23 DATED this 10 day of May, 2021.

24 
25 THOMAS W. GREGORY
26 DISTRICT JUDGE

27 Respectfully submitted by:
28 Justin M. Clouser, Esq.
1512 US 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 May 10, 2021
BOBBIE R. WILLIAMS, Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By C. Walker Deputy

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1021-00-001-067
 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: Per court order
Transfer to children

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 [Handwritten Signature] Capacity Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Marjorie Japsen estate
 Address: 1167 Hwy 395 South
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Michael Japsen
 Address: 1893 Gregg St
 City: Carson City
 State: NV Zip: 89701

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)