

DOUGLAS COUNTY, NV

2021-978253

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

12/10/2021 01:38 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E03

APN No.: 1320-34-002-005

Escrow No.: 21023141-KH

Recording Requested By:
First Centennial Title Company of Nevada
1450 Ridgeview Dr, Ste 100
Reno, NV 89519

When Recorded Return to:
Lisa Cribbs
1442 Orchard Road
Gardnerville, NV 89410

Mail Tax Statements to:
Clan Alpine LLC
6770 S. McCarran Blvd
Reno, NV 89509

SPACE ABOVE FOR RECORDERS USE

**ORDER TO SET ASIDE THE ESTATE OF BAYNE LEROY STEVENS AND FRANCES
NELL STEVENS WITHOUT ADMINISTRATION**

(Title of Document)

Please complete Affirmation Statement below:

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)

K. Holdorfied
SIGNATURE

Escrow Officer
TITLE

Katie Holdorfied
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

SPACE BELOW FOR RECORDER

RECEIVED

NOV 29 2021

FILED

1 CASE NO.: 2021-PB-00077

Douglas County
District Court Clerk

2021 NOV 29 PM 1:36

2 DEPT. NO.: II

DOBBIE R. WILLIAMS
CLERK

A. PONCE DEPUTY

3
4
5

6 **IN THE FIRST 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 BAYNE LEROY STEVENS and)
11 FRANCES NELL STEVENS,)
Deceased.)

ORDER TO SET ASIDE THE
ESTATE OF BAYNE LEROY
STEVENS AND FRANCES NELL
STEVENS WITHOUT
ADMINISTRATION

12
13

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 IT IS HEREBY ORDERED, ADJUDICATED AND DECREED:

22 1. That the whole of the Nevada Estate of said BAYNE LEROY STEVENS and
23 FRANCES NELL STEVENS, deceased, be assigned and set aside as follows:

24 The Decedents' property located at 1442 Orchard Road, Gardnerville, Nevada 89410, more
25 particularly described as follows:

26 All that real property situated in the County of Douglas, State of Nevada, bounded and
27 described as follows:

28 Parcel 4-A set on that certain Parcel Map for Duane D. Southwick and Tammy Southwick being a portion of the Southeast 1/4 of Section 34, Township 13 North,

1 Range 20 east, M.D.B. & M., filed for record February 5, 1995, in Book 285, Page 175,
2 Document No. 113237, Official Records of Douglas County, State of Nevada.

3 APN: 1320-34-002-005

4 shall be distributed as follows, remaining subject to the Medicaid Lien recorded on the above
5 referenced property in the amount of \$25,890.63 (Douglas County Recorder Document 2019-938679)
6 as set forth in Nevada Medicaid's General Claim on file herein even after retitling: Decedents' entire
7 estate be assigned and set apart as follows: All real property described above to Decedents' children,
8 Lisa Cribbs and Bruce Stevens, in equal shares.

9 2. That this Order shall be used as the document transferring the Decedents' interest in the
10 above-described property to the Decedents' children, Lisa Cribbs and Bruce Stevens, as tenants in
11 common, in equal shares, subject to Nevada Medicaid's lien on Frances Nell Stevens' prior one-half
12 interest at the time of her passing.

13 3. That the General Claim (Nevada Medicaid) in the amount of \$25,890.63 is a valid claim
14 and shall be paid from the assets of the estate.

15 4. That said Estate shall not be further administered upon.

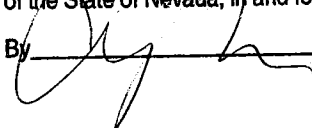
16 DATED this 29th day of November, 2021.

17
18 
19 _____
20 THOMAS W. GREGORY
21 DISTRICT JUDGE

22 Respectfully submitted by:
23 Justin. M. Clouser, Esq.
24 1512 US Hwy 395 N, Suite 1
25 Gardnerville, Nevada 89410
26 (775) 782-2888 – Telephone
27 Attorney for Petitioner
28

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 11/29/2021
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By  Deputy

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-34-002-005
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$0.00
 d. Real Property Transfer Tax Due: \$0.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 3
 b. Explain Reason for Exemption: See Court Order
 5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Lisa Cribbs Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>The Estate of Bayne Leroy Stevens and Frances Nell Stevens</u>	Print Name: <u>Lisa Cribbs</u>
Address: <u>1442 Orchard Rd.</u>	Address: <u>1442 Orchard Rd.</u>
City: <u>Gardnerville</u>	City: <u>Gardnerville</u>
State: <u>NV</u> Zip: <u>89410</u>	State: <u>NV</u> Zip: <u>89410</u>

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 21023141-KH
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED